

# Capitol Area Plan Progress Report

January 2009

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## Executive Summary

The January 2009 Capitol Area Plan Progress Report describes the significant progress made during 2008 to advance the 1997 Capitol Area Plan's vision for a vibrant, mixed-use community of State offices, housing, and retail on State-owned land in downtown Sacramento.

The 1997 Capitol Area Plan is an update to the 1977 Capitol Area Plan which, by law, is the official State master plan for development in the Capitol Area. The Department of General Services (DGS) is responsible for carrying out development within the Plan Area in accordance with the Capitol Area Plan. The Capitol Area Development Authority (CADA), a joint powers authority of the State of California and the City of Sacramento, is specifically charged with the implementation of the residential and neighborhood commercial components of the Capitol Area Plan.

The Capitol Area Plan Progress Report is prepared on an annual basis per Government Code (GC) Section 8164, for submittal to the Legislature by January 1 of each year.



## State Offices

The State's portfolio in the Capitol Area includes 33 office buildings that provide over 7 million net square feet (NSF) of office space, as well as sites that are identified for future office development. The department's real estate asset management program includes new office space development to meet State agencies' program needs, as well as renovation of older buildings to upgrade building systems and increase their efficiency.

Construction continues on two major projects in the Capitol Area. The renovation of the two 18-story towers at 714 P and 744 P Street, Office Buildings (OB) 8 and 9, marked a milestone in 2008 with the completion of work at OB 8, and the subsequent relocation of the tenants from OB 9 to OB 8, so that work could begin on OB 9. This project advances the State's office space consolidation efforts, as the two buildings will house the Department of Social Services (DSS) when construction is complete in 2010.

Work also continues on the new Central Plant, started in late 2007. The new plant, incorporating the latest technologies, will reduce the State's energy costs. It will also reduce the amount of water required to heat and cool over 5.5 million gross square feet (GSF) of space in the 23 State-owned buildings it will serve in the Capitol Area. The project is scheduled for completion in 2009, at which time the old facility will be demolished.

A major historic asset in the Capitol Area will be protected with the planned renovation of the historic Stanley Mosk Library and Courts Building at 914 Capitol Mall. The two-year renovation on the five-story granite building includes upgrades for security, accessibility, fire and life safety systems, correction of electrical and plumbing deficiencies, roof repair, and the restoration of historic features such as ceilings, lights, elevators, and public art.

Infrastructure assessments are underway, or have recently been completed, for four other Capitol Area State buildings: the historic Jesse M. Unruh Building at 915 Capitol Mall; the State Personnel Board Building at 801 Capitol Mall; the Gregory Bateson Building at 1600 Ninth Street; and the State Garage at 1416 Tenth Street. A feasibility study will begin in 2009 to evaluate the condition of the Food and Agriculture Annex building at 1215 O Street. The study will also examine the future best use of the site. Future projects in these buildings will be based on the findings of the respective assessments.

The DGS continues to review possible alternatives for the West End Office Complex Project, which had originally been authorized in 2001 by Government Code Section 8169.6 (Ch. 672, Stats. of 2001). The project, which includes new buildings in the blocks bounded by 7<sup>th</sup>, 8<sup>th</sup>, N and P Streets, would have consolidated Resources Agency programs, currently located in the Resources Building, and in other leased space. However, due to significant increases in construction estimates, the State is re-examining the project scope and budget.

The State continues its aggressive energy management program in accordance with

Executive Order S-20-04, also known as the Green Building Initiative. The four East End Office Complex buildings, occupied by the Department of Public Health (DPH) and the Department of Health Care Services (DHCS), achieved the Leadership in Energy and Environmental Design for Existing Buildings (LEED–EB) Gold Rating in 2008. The Central Plant and the Stanley Mosk Library and Courts Building will achieve this rating, as well, when construction on those two projects is complete. The recent renovation of OB 10 resulted in a LEED for New Construction (NC) Silver Rating, as will OB 8 and OB 9, when their respective renovations are complete.

The DGS is currently working to benchmark the carbon footprint of all State-owned buildings. Once complete, appropriate measures will be implemented to comply with both Assembly Bill 32 (Ch. 488, Stats. of 2006), the California Global Warming Solutions Act of 2006, which creates a program to reduce greenhouse gas (GHG), and Senate Bill 375 (Ch. 728, Stats. of 2008), which requires the development of future planning scenarios to reduce carbon.

## **Housing and Commercial**

CADA's successful residential and mixed-use projects, developed on State-owned land in the Capitol Area, have been a catalyst for the emerging Sacramento Central City housing market, with over 800 residential units developed since 1978.

In the spring of 2008, after a series of public workshops, CADA Board and staff developed its Strategic Plan for 2008 – 2013, to set a course that addresses the changes that have occurred in the context in which CADA operates.

September 2008 marked CADA's 30<sup>th</sup> year of service to its stakeholders. Much has been accomplished since 1978. A strategic relationship now exists between the actions CADA and the State take in the Capitol Area neighborhoods. Energy conservation and smart growth principles pioneered by CADA, the State, and the City of Sacramento in the Capitol Area, are now commonly accepted, as are key components of CADA's urban development and property management initiatives.

In 2008, CADA completed the R Street Area Implementation Plan, and prepared an R Street Infrastructure Financing Study. Senate Bill 1460 (Ortiz) (Ch. 468, Stats. of 2002) extended the Capitol Area boundary south at 10<sup>th</sup> Street to S Street, and east at 17<sup>th</sup> Street to the railroad right-of-way between 19<sup>th</sup> and 20<sup>th</sup> Streets. In addition to its planning efforts, CADA is aggressively pursuing funding for infrastructure improvements and economic development opportunities for the area, and has secured federal awards for streetscape and infrastructure funding that are being constructed by the City of Sacramento.

## **CADA Projects Under Construction or Development**

- **Capitol Lofts (CADA Warehouse)** – This project, located between 11<sup>th</sup>, 12<sup>th</sup>, R, and S Streets, includes the renovation of existing buildings, and new construction

with the development of 132 units that include flats, live/work units, townhouse lofts, and penthouses.

- **East End Gateway** – The selected developer for East End Gateway Sites 2 and 3, at 16<sup>th</sup> and O Streets, has completed neighborhood and environmental reviews. Final construction drawings are underway, with construction of the 84-unit apartment project slated to start in spring 2009. In 2008, CADA made the determination to re-release East End Gateway Sites 1 and 4, at 16<sup>th</sup> and N Streets, and 16<sup>th</sup> and P Streets, respectively, for development, with proposals due in October 2008.
- **1610 17<sup>th</sup> Street (Residential Site (RS) 9B)** – CADA purchased the land for this site from the State in November 2008 for construction in 2009 of a residential for-sale, half-plex.
- **Sam's Market** – CADA rehabilitated a neighborhood landmark, the Sam's Market Building at 14<sup>th</sup> and O Streets, which houses a traditional 'cornerstore' on the ground floor, with two walk-up flats.

## Future Purchase Agreements

- **Site 21 and Block 222** – In the past year, CADA worked with the State to structure purchase agreements for State-owned land in the Capitol Area.

## R Street Area

CADA was active on many R Street projects in 2008. CADA adopted the R Street Area Implementation Plan. At this time, CADA is working with the City of Sacramento on the construction of the first phase (10<sup>th</sup> to 13<sup>th</sup> Street), and the design of the second phase (16<sup>th</sup> to 18<sup>th</sup> Street) of the special streetscape set forth in the R Street Urban Design Plan. In 2008, CADA continued to work with the Regional Transit on improvements to the 13<sup>th</sup> and 16<sup>th</sup> Street light rail stations.

## I. Introduction

In July 1997, the Director of the DGS approved the updated Capitol Area Plan which, by law, is the official State master plan for development in the Capitol Area. The Capitol Area Plan provides for the orderly development of the State's office facilities on State-owned land in a statutory defined geographic area to the south, east, and west of the State Capitol Building and Capitol Park. The DGS is responsible for the administration of the Capitol Area Plan, including updates, as required, and also retains responsibility for the implementation of the office and parking elements. CADA, a powers authority of the State of California and the City of Sacramento, retains the responsibility for the implementation of the housing and retail/commercial elements.

Other groups with roles in Capitol Area planning include the Capitol Area Committee, which was formed in 1977 to advise the Director of the DGS on planning issues and activities in the Capitol Area and to ensure public interests are represented in the planning process. At the same time, and to support this effort, the Capitol Area Technical Advisory Committee was formed to provide the Capitol Area Committee with technical input on Capitol Area issues. The DGS and CADA work closely with the Capitol Area Committee and the Technical Advisory Committee on every aspect of the planning, reporting, and implementation of the Capitol Area Plan. The Capitol Area Committee and the Technical Advisory Committee meet quarterly in public meetings. The Capitol Area Committee meets the first Tuesday in January, April, July, and October; the Technical Advisory Committee meets approximately two weeks prior to each Capitol Area Committee meeting. Background and other information concerning these two committees may be found in Appendix A of this report.

The Director of the DGS approved an update to the 1977 Capitol Area Plan in July 1997 after a series of significant planning and legislative initiatives. Since the update, the DGS and CADA have continued to implement the vision for the Capitol Area.

GC Section 8164 requires the DGS to report annually to the Legislature on the progress made in the implementation of the Capitol Area Plan. In September 2004, Assembly Bill 79 (Dutra) (Ch. 409, Stats. of 2004) was enacted, making many reports to the Legislature, including this one, exempt until January 1, 2008. Therefore, the last Progress Report, issued in January 2008, recounted the activities that occurred from 2004 through 2007. This January 2009 Progress Report provides a general overview of activities occurring during the year 2008.

### **Capitol Area Planning Background: 1995-2008**

#### ***Urban Land Institute study of the State office program in Sacramento – April 1995:***

Recommendations of the panel included:

- The State should begin immediate development of one or two million square feet of State office space.



- State-owned land in the area north of Q Street in the Capitol Area should be the State's first priority for locating downtown office space, with the Central Business District being the second priority.
- Programs requiring very large floor plates or having no programmatic need to be near the Capitol would be appropriately located outside the downtown area.

**Master Planning Studies – Spring 1996:** The DGS and CADA conducted a three-month coordinated planning effort resulting in Capitol Area master planning studies for office and parking development, and housing and retail development. These studies assessed alternative development opportunities, consistent with existing statutory objectives of the Capitol Area Plan. In addition to conceptual massing drawings for office, parking, housing, and retail development, a three dimensional massing model was also developed.

**GC Section 11011.21 (Senate Bill 1770 (Johnston) (Ch. 193, Stats. of 1996)):** Based on the master planning studies, this legislation directs the DGS to update the Capitol Area Plan, prepare an Environmental Impact Report (EIR), develop a Comprehensive Facilities Plan for the East End, and update the Sacramento Regional Facilities Plan.

**1997 Capitol Area Plan – July 1997:** After numerous community presentations and a public hearing, the DGS approved the 1997 Capitol Area Plan and certified the EIR. The following legislation, which is significant to the implementation of the Capitol Area Plan, was enacted after the approval of the update.

**GC Section 8169.5 (Senate Bill 1270 (Johnston) (Ch. 761, Stats. of 1997)):** Authorizes the development of approximately 1.47 million GSF or approximately 1.13 million NSF of office space in the East End area to consolidate headquarters operations of the DGS, the California Department of Education (CDE), and the Department of Health Services (DHS).

**GC Section 8169 (Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997)):** Provides authority to the Director of the DGS to sell State-owned land in the Capitol Area to CADA to stimulate timely development to meet the goals set forth in the 1997 update of the Capitol Area Plan.

**GC Sections 13332.19 and 14661 (Senate Bill 776 (Johannessen) (Ch. 252, Stats. of 1998)):** Authorizes the Director of the DGS, when authorized by the Legislature, to use the design-build procurement method for a specific project.

**GC Section 8169.5 (Assembly Bill 883 (Committee on Rules) (Ch. 625, Stats. of 1999)):** Requires the DGS, if it proceeds to acquire the East End Complex facilities on a design-build basis, to provide the Legislature, beginning on July 1, 1999, and every three months thereafter, with a status report on the design-build approach and a final report when the facilities are completed. The legislation also provides that project costs for these facilities may include payments for actual moving and related expenses for the Francis House in Sacramento in an amount that may not exceed \$120,000.

**GC Section 8169.6 (Senate Bill 809 (Ortiz) (Ch. 672, Stats. of 2001)):** Authorizes the development of approximately 1.4 million GSF of office space in the west end of the Capitol Area on Blocks 203 and 204 with associated parking to be constructed on Block

266. The project cost includes the cost to rehabilitate the Heilbron House and may include the cost of its relocation.

**GC Sections 8182.5, 8193.1, 8193.2, and 8194, and amendments to Sections 8160.1, 8180, 8183, and 8191 (Senate Bill 1460 (Ortiz) (Ch. 468, Stats. of 2002)):** Enlarges the Capitol Area and the redevelopment project area of CADA to include the R Street Area.

**GC Section 8169.6 (Assembly Bill 1663 (Jones) (Ch. 413, Stats. of 2005)):** Provides that the West End Office Complex may include residential and additional retail space, subject to conditions that the complex would maintain the scope and budget of the original office project.

The 1997 Capitol Area Plan maintains and advances the nine objectives established by statute in 1977. It envisions development of a specific program for locating State offices, parking facilities, commercial and residential developments, and other improvements on State-owned land surrounding the Capitol. The objectives relate to the following elements:

- Land Use
- State Offices
- Housing
- Transportation and Parking
- Open Space and Public Amenities
- Development of the Community
- Energy Conservation
- Relationship of the State to Local Governments
- Administration of the Plan

A set of planning principles presented in the 1997 Capitol Area Plan outlines the planning direction to implement the objectives. A more specific series of action items identify recommended actions to carry out the objectives and principles and are contained in the 1997 Capitol Area Plan Implementation Program.

The format of this Progress Report has been designed to correlate with the action items as they are listed in the 1997 Capitol Area Plan Implementation Program. These action items set various time frames, ranging from one to five years, or on an ongoing basis to address specific Capitol Area Plan issues. To provide continuity, it is intended that each year's Progress Report will provide the status of each action item as set forth in the Implementation Program.

## II. Land Use

**Objective: *To establish patterns of land use in the Capitol Area which are responsive to the goals of the Capitol Area Plan, which provide for flexibility in meeting future State needs, and which protect the State's long-term interest without inhibiting the development process.***

### Principles

- Use the Capitol Area Plan as the official master plan for land use and development on State-owned land in the Capitol Area, and a flexible guide for development.
- Develop the Capitol Area as a vibrant mixed-use neighborhood of office, residential, and supporting commercial uses; and as an integral part of the downtown Sacramento community. Maintain a balance of uses and activities in the Capitol Area.
- Consider transit accessibility, protection of the State Capitol's prominence, and linkage to surrounding neighborhoods in the location, intensity, and design of development.
- Provide for development of residential uses, with a variety of housing types, including ownership and rental opportunities.
- Allow the DGS the flexibility to either maintain State ownership of land, or lease or sell property to more successfully implement the Capitol Area Plan objectives and manage State assets efficiently.
- Work with local agencies to ensure that local plans for use of non-State-owned land within the boundaries of the Capitol Area are compatible with the Capitol Area Plan.
- Retain the opportunity to locate the Governor's Residence within the Capitol Area.

### Status of Action Item

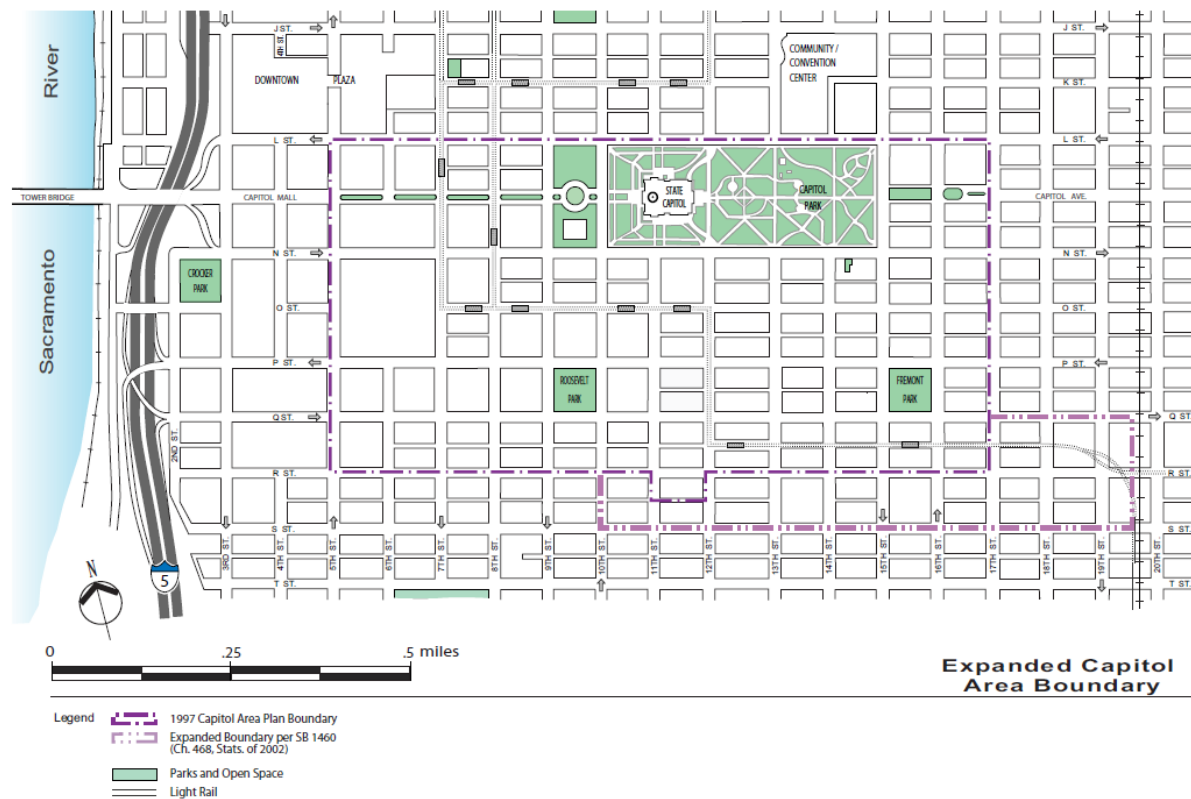
- A. Review proposed development on individual sites for consistency with 1997 Capitol Area Plan land use designations. Consult and review with the Capitol Area Committee and Technical Advisory Committee on consistency.**

Under the terms of GC Section 8160 et seq., the primary responsibility for this action item and for the overall administration of the Capitol Area Plan is vested in the DGS and its Director. The DGS has been working with CADA to achieve a vibrant mixed-use community that will serve as an integral part of downtown Sacramento's landscape. In

this regard, the DGS concentrates upon State office and associated parking development, and CADA concentrates upon the residential and commercial aspects of the Capitol Area Plan. With the 1997 update of the Capitol Area Plan, the State is committed to maintaining a broad land use policy that includes both flexibility and stability for the development process. The map on below contains the land use diagram illustrating the land use pattern on State-owned land that will occur with the Capitol Area Plan implementation. The office, housing, parking, and open space designations remain as approved in the 1997 Capitol Area Plan.

On September 11, 2002, Senate Bill 1460 (Ortiz) (Ch. 468, Stats. of 2002) was signed that enlarged the Capitol Area, as delineated in the 1997 Capitol Area Plan, by extending the Capitol Area boundary south at 10<sup>th</sup> Street to S Street, and east at 17<sup>th</sup> Street to the railroad right-of-way between 19<sup>th</sup> and 20<sup>th</sup> Streets. Expansion of CADA's redevelopment project area will accelerate development efforts along the southern border of the Capitol Area between 10<sup>th</sup> and 19<sup>th</sup> Streets. The city has since approved CADA's R Street Urban Design Plan. The R Street Area Implementation Plan, which will serve as the guide for CADA's development and redevelopment activities in the R Street Area, was adopted by the CADA Board in 2008 following the completion of environmental review. The map on the next page shows the boundary of the enlarged Capitol Area. Land use designations within the 1997 Capitol Area Plan boundary have not been affected by the expansion of the Capitol Area because no State-owned land lies within the added area.





The Capitol Area Plan Progress Report for 2000 included information on the activities of the Governor’s Permanent Residence Commission that met between November 1999 and July 2000. The Commission was created by Senate Bill 1091 (Ortiz) (Ch. 732, Stats. of 1999) to provide the Governor and the Legislature with recommendations for the location and construction of a suitable and permanent residence for future Governors and first families of California. The Commission recommended the following two sites on State-owned land in the Capitol Area for further consideration by the Legislature:

- Legislative Office Building (LOB) site - Block 213 between 10<sup>th</sup>, 11<sup>th</sup>, N and O Streets.
- Employment Development Department (EDD) headquarters site - Block 156 between 8<sup>th</sup> and 9<sup>th</sup> Streets and Capitol Mall and N Street.

The Commission’s existence ended on June 30, 2000, per the enabling legislation. No further action has been taken by the Legislature regarding the Commission’s findings.

Assembly Bill 1663 (Jones) (Ch. 413, Stats. of 2005) was signed providing that the Capitol West Side Projects may include residential development within the West End Office Complex. As part of the EIR process, the Capitol West Side Projects Supplement to the 1997 Capitol Area Plan was developed, which presents the three alternatives studied in the EIR that include a housing element. When a decision is made on the West End Office Complex project, the Capitol Area Plan Land Use Diagram will be

updated to reflect the land use designations of the approved projects based on the selected alternative.

In 2008, work continued on the structuring of a Memorandum of Understanding (MOU) between CADA and the State agencies (the DGS and the Department of Veterans Affairs (DVA)), which control land on Block 222, the block bounded by 12<sup>th</sup>, 13<sup>th</sup>, O and P Streets. The purpose of the MOU is to assemble parcels on the south half of the block for CADA residential development.

**B. Review and comment on proposed local agency plans and development proposals for non State-owned land within the boundaries of the Capitol Area and the R Street Area.**

CADA and the DGS participate in local agency plans and development proposals to ensure consistency with Capitol Area Plan objectives, and to mitigate any potential impacts on State or CADA plans for the area. Specific local agency plans under discussion in 2008 include the City of Sacramento Sustainable Master Plan, the City of Sacramento General Plan Update, the City of Sacramento Housing Element, the Regional Transit Master Plan, and the Downtown/Riverfront Streetcar Feasibility Study.

In 2008, CADA assisted the Westminster Presbyterian Church in formulating development criteria for its quarter-block surface parking lot at 13<sup>th</sup> and O Streets, facilitated the adaptive re-use of a historic brick warehouse at 1409 R Street by providing infrastructure improvement in the public right-of-way, and initiated the purchase and rehabilitation of two privately-owned structures at the corner of 15<sup>th</sup> and P Streets, to remove blighted conditions from the neighborhood.

### III. State Offices

**Objective:** *To provide offices and related services to meet present and future space requirements for the State of California near the State Capitol and in the context of metropolitan Sacramento, in the most cost effective manner.*

#### Principles

- Use the Capitol Area Plan as the master plan for State facility development on State-owned land in the Capitol Area.
- Identify and protect opportunity sites for development of State offices in the Capitol Area.
- Ensure that building massing for office development enhances the Capitol Area's urban character, respects and maintains the State Capitol Building and Capitol Park as the focus of the Capitol Area, and provides adequate transition to the surrounding neighborhoods.
- Use the State's Regional Facilities Plan for Sacramento to determine overall State office needs in the Capitol Area and central Sacramento.
- Consolidate agencies for which proximity to the State Capitol and other facilities and activities in the Capitol Area is appropriate.
- Intensify office space use on underutilized sites or in aging State facilities through renovation of existing buildings or through redevelopment.

#### Status of Action Items

##### **A. Maintain the identified program for office development and building massing.**

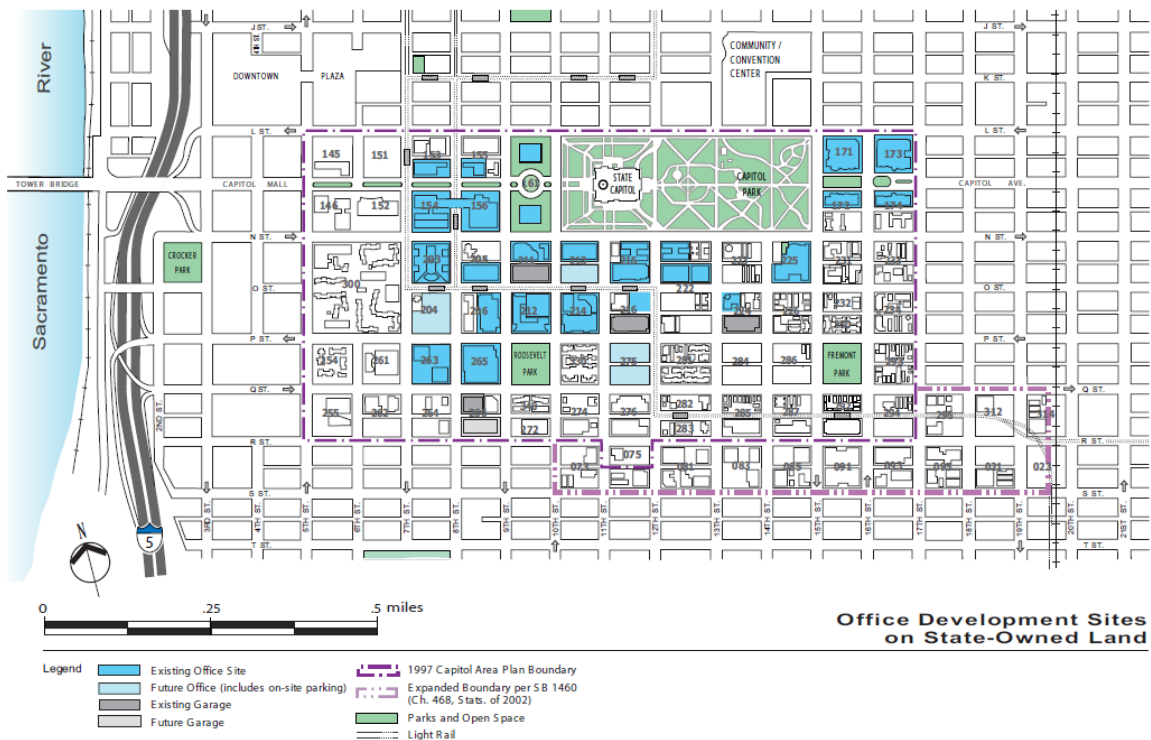
The DGS continues to work within the context of the 1997 Capitol Area Plan for the planning and development of State office space in the Capitol Area. This official master plan identifies State-owned land designated for State office development on eight separate blocks within the Capitol Area. These sites are projected for the development of a total of approximately 2.82 million GSF of new office space.

Construction of approximately 1.3 million NSF has been completed on five blocks that comprise the East End Complex; Blocks 171-174 (15<sup>th</sup> to 17<sup>th</sup> Streets, L Street to the alley between Capitol Avenue and N Street) and Block 225 (14<sup>th</sup> to 15<sup>th</sup> Streets and N to O Streets). Construction of the complex began in March 2000, with the Block 225 building completed in July 2002 and subsequently occupied by the CDE. The balance of the project was finished in June 2003 and occupied by the DHS (now the DPH and the DHCS). The 1997 Capitol Area Plan projects another 1.35 million GSF for future development on Block 204 (7<sup>th</sup> to 8<sup>th</sup> Streets and P to Q Streets), Block 213 (10<sup>th</sup> to 11<sup>th</sup>

Streets and N to O Streets), and Block 275 (11<sup>th</sup> to 12<sup>th</sup> Streets and P to Q Streets). Additionally, the south half of Block 266 (8<sup>th</sup> to 9<sup>th</sup> Streets and Q to R Streets) is designated for a parking garage. These remaining office opportunity sites under the 1997 Capitol Area Plan are shown on the map below. The scope of future development provided for in the Capitol Area Plan is shown in the table below.

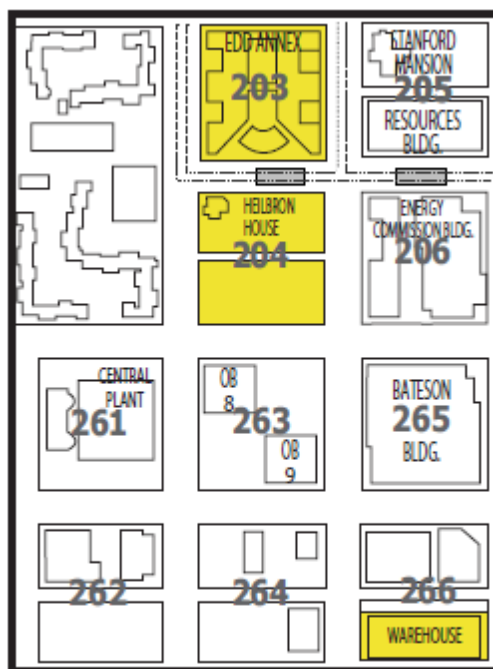
**Capitol Area Plan Remaining Office and Parking Opportunity Sites**

	Block 204	Block 213	Block 275	Block 266	Total
Square Feet of Site Area	85,400	51,200	106,400	52,300	295,300
GSF of Office Space	628,000	268,000	454,600		1,350,600
NSF of Office Space	471,000	201,000	340,950		1,012,950
Floor Area Ratio	7.4:1	5.2:1	4.3:1		
Stories	18	8	6		
Parking Standard	1.1 per 1,000 GSF	1.1 per 1,000 GSF	1.1 per 1,000 GSF		
Parking to be Provided	355 spaces	350 spaces	501 spaces	720 spaces	1,926 spaces
Property Owner	DGS, EDD, Parks and Recreation	Legislature	DGS, Caltrans, Private Owner	DGS, Private Owner	





In June 2001, the DGS completed a facilities study to analyze the feasibility of developing 1.4 million GSF (1.0 million NSF) of State office space and associated underground parking for approximately 540 vehicles on a two-block site at the west end of the Capitol Area (as shown on the map on page 16). Located between 6<sup>th</sup>, 7<sup>th</sup>, N and P Streets, the site includes Block 204 and the adjacent Block 203 to the north. The DGS-owned Block 203, designated office by the Capitol Area Plan, is currently improved with the one-story, below-grade office building often referred to as the Subterranean Building. The current tenant of this building is EDD. Block 204 is presently improved with paved parking and the historic Heilbron House, currently housing the Department of Parks and Recreation's (DPR) district offices. In conjunction with the development of this office space, a 932-space parking garage would be constructed on the south half of Block 266 (between 8<sup>th</sup>, 9<sup>th</sup>, Q and R Streets) to provide additional off-site parking to serve the office complex. The old EDD warehouse that was declared surplus and subsequently purchased by the DGS is located on the south half of Block 266. The balance of the south half of Block 266 is a privately-owned paved parking lot located between the EDD warehouse and the alley. The office complex and parking garage may provide an opportunity for ground-level retail, which would serve both State occupants and the surrounding residential community. Such development would need to be consistent with security concerns, and various other requirements such as the State's Department of Rehabilitation, Business Enterprise Program. Since no housing is located on any of the project blocks, housing will not be displaced by the project.



**West End Office Complex Site**

Senate Bill 809 (Ortiz) (Ch. 672, Stats. of 2001) authorizes the development of this office and associated parking project. This \$391 million project, known as the West End Office Complex, would expand the existing State office campus in the Capitol Area

and would offer the opportunity to construct a signature building complex in its west end to complement the East End Complex. The project, when completed, would provide additional consolidation opportunities for agencies requiring a downtown location, advancing the implementation strategies of the 1997 Sacramento Regional Facilities Plan. The Resources Agency, including six of its departments, was identified as the tenant for the office project.



Capitol West Side Projects Sites



Location Map  
Capitol West Side Projects

- |  |                               |  |  |
|--|-------------------------------|--|--|
|  | West End Complex              |  | Expanded Boundary per SB 1460<br>(Ch. 468, Stats. of 2002) |
|  | Central Heating/Cooling Plant |  | Parks and Open Space                                       |
|  | Parking Garage                |  | Light Rail   |
|  | 1997 Capitol Area Boundary    |  |  |

The 1997 Capitol Area Plan does not study the opportunity to reuse underutilized State property like Block 203; however, it does suggest the possibility of examining underutilized Capitol Area sites, including Block 203, for redevelopment and renovation potential. The Block 204 office and Block 266 parking development projects are included in the 1997 Capitol Area Plan and certified EIR.

The State's 2000/2001 Budget (Ch. 52, Stats. of 2001) Item 3790-302-0001 included an appropriation of \$2.2 million for the DPR to purchase and rehabilitate the Heilbron House, currently located on the northwest corner of Block 204, following which it would house the Department's State Office of Historic Preservation. This purchase transaction has been completed. Senate Bill 809 provides that the cost for the West End Office Complex shall include the cost of rehabilitating the Heilbron House, and may include the cost of its relocation, should that be required.

The Budget Act of 2003 (Ch. 157, Stats. of 2003) authorizes renovation and modernization of the State's Central Plant that provides heating and cooling to the State's downtown office campus. In June 2003, the Public Works Board approved funding for preliminary plans for this renovation. Through the 2003/2004 Budget Item 1760-301-0660, the DGS received authorization to begin design work on the project that will modernize the existing facility, size the plant to provide heating and cooling for the Capitol West Side Projects, and address the Cease and Desist Order issued by the Central Valley Regional Water Quality Control Board that requires the State to bring the plant's heated water discharge into compliance with the temperature criteria for the Sacramento River. The Central Plant was built in 1968 and initially served 15 buildings. The facility currently serves 23 existing buildings (over 4.5 million GSF) in the Capitol Area.

Public Works Board approval was received in March 2004 for the entitlement phase of the West End Office Complex and the Central Plant Renovation, jointly referred to as the Capitol West Side Projects. Due to their proximity and the interrelated nature of the work, it was planned that the two projects would be undertaken simultaneously.

Originally, the West End Office Complex, when constructed, would be developed as a design/build project. The DGS completed the selection process for the consultants for the project. Master architect for the West End Office Complex is Dreyfus and Blackford, with Sasaki Associates as sub-consultants for urban planning, and the firm of Page and Turnbull as historic architects to study options for the Heilbron House. Master engineering and master architectural consultants for the Central Plant Renovation project are Capital Engineering, with Lionakis Beaumont as sub-consultants for architectural design. The design-build contractor selected is Skanska USA Builders Inc.

Between January and June 2005, both projects held public workshops to provide the public with an overview of the planned West End Office Complex and the Central Plant Renovation project.

In September 2005, Assembly Bill 1663 (Jones) (Ch. 413, Stats. of 2005) was signed providing that the Capitol West Side Projects may include residential development

within the project, along with additional retail space, subject to conditions that would maintain the scope and budget of the original office project. A final decision regarding the inclusion of housing in the project would be made with the selection of the preferred alternative for the State office and parking project.

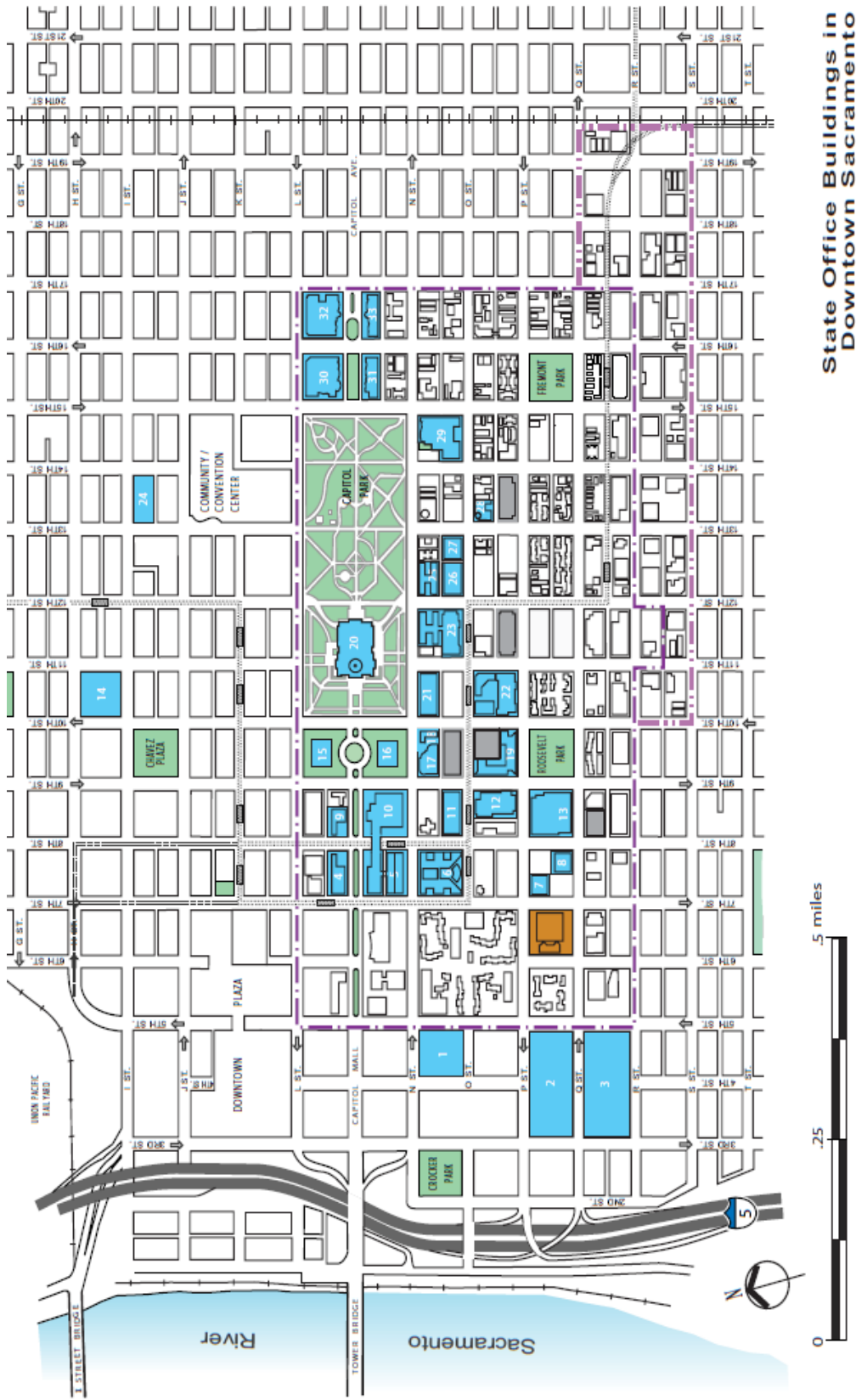
As part of the fall 2005 environmental review process, the draft Capitol West Side Projects Supplement to the 1997 Capitol Area Plan was developed to refine the land use, State offices, and transportation elements to conform to the Capitol West Side Project's related statutory and budgetary direction. The project's environmental analysis confirmed the land use designations, office space densities, and parking projections presented in the draft supplement. When the 2006 Capitol West Side Projects Supplement is finalized, the 1997 Capitol Area Plan Land Use Diagram will be updated to reflect the land use designations of the approved Capitol West Side Projects, based on the selected alternative. The scope of future office and parking development described in the Supplement is shown in the table below. The 2007 office and parking opportunity sites are depicted on the map on page 16.

**2006 Capitol West Side Projects Supplement  
Office and Parking Opportunity Sites**

	<b>Block 203 &amp; 204</b>	<b>Block 213</b>	<b>Block 275</b>	<b>Block 266</b>	<b>Total</b>
Square Feet of Site Area	217,600	51,200	106,400	52,300	427,500
GSF of Office Space	1,400,000	268,000	454,600		2,122,600
NSF of Office Space	1,000,000	201,000	340,950		1,541,950
Floor Area Ratio	6.4:1	5.2:1	4.3:1		
Parking Standard	1.1 per 1,000 GSF	1.1 per 1,000 GSF	1.1 per 1,000 GSF		
Parking to be Provided	Up to 540 spaces	350 spaces	500 Spaces	Up to 900 spaces	Up to 2,380 spaces
Property Owner	DGS, EDD, DPR	Legislature	DGS, Caltrans, Private	DGS, Private Owner	

In March 2006, the DGS completed the Final Environmental Impact Report (FEIR) in accordance with the California Environmental Quality Act for the proposed Capitol West Side Projects, consisting of the West End Office Complex and the Central Plant Renovation projects.

As of April 2006, the DGS Director certified the EIR with a selected alternative for the Central Plant renovation. However, due to significant increases in construction estimates for the West End Office Complex, the DGS did not consider selection and approval of an alternative for the office project.



**State Office Buildings in Downtown Sacramento**

Key Building No.	Building Name, Address
1.	BOE HQ Building, 450 N Street
2.	CalPERS HQ, 400 P Street
3.	CalPERS HQ Expansion, 3rd & Q Street
4.	Office Building 10, 721 Capitol Mall
5.	EDD Solar Building, 751 N Street
6.	EDD Annex, 751 N Street
7.	Office Building 8, 714 P Street
8.	Office Building 9, 744 P Street
9.	State Personnel Board Building, 801 Capitol Mall
10.	EDD HQ Building, 800 Capitol Mall
11.	Resources Building, 1416 9th Street
12.	Energy Commission Building, 1516 9th Street
13.	Baleson Building, 1600 9th Street
14.	CalEPA Building, 1001 I Street
15.	Jesse Unruh Office Building, 915 Capitol Mall
16.	Stanley Mosk Library & Courts Building, 914 Capitol Mall
17.	Library Annex, 900 N Street
18.	Blue Anchor Building, 1400 10th Street
19.	Bonderson Building, 901 P Street
20.	State Capitol Building, 1000 L Street
21.	Legislative Office Building, 1020 N Street
22.	Secretary of State / Archives Building, 1500 11th Street
23.	Transportation HQ Building, 1120 N Street
24.	Dept. of Justice HQ Building, 1300 I Street
25.	Food & Agriculture Building, 1220 N Street
26.	Food & Agriculture Building, 1215 O Street
27.	Veterans Affairs Building, 1227 O Street
28.	BPM Regional Office, 1304 O Street
29.	Block 225, 1430 N Street
30.	Block 171, 1501 Capitol Avenue
31.	Block 172, 1500 Capitol Avenue
32.	Block 173, 1615 Capitol Avenue
33.	Block 174, 1616 Capitol Avenue

In August 2007, the State issued a Request for Lease Proposal (RFLP) for a private developer to build either 700,000 GSF or 1.4 million GSF of lease-with-purchase option office space for the State Resources Agency. Developers were given the option to build on the State-owned property already slated for the West End Office Complex, or choose an alternative private site within three miles of the State Capitol. Due to financial uncertainties, the DGS concluded that the project should be suspended, and the RFLP was cancelled in November, 2007. The DGS continues to review possible alternatives for the West End Office Complex Project.

The Central Plant Renovation project commenced with a groundbreaking in late 2007. The new facility is scheduled to be operational by May 2009. Once the new plant is complete, demolition of the existing facility will begin, with overall project completion anticipated by 2010.

Of the remaining two office opportunity sites in the Capitol Area, the south half of Block 213 is the former site of the LOB Annex that was demolished in fall 1999 because the cost to seismically upgrade the structure could not be justified. Since the demolition, the half block has been paved and landscaped as a surface parking lot for legislative staff employees. Future development on this site would be under the direction and ownership of the State Legislature. Under the Capitol Area Plan, the site has been projected for the development of 268,000 GSF of office space; however, no specific development project has been proposed or authorized.

Development on the second remaining office opportunity site, Block 275, also has not been authorized. The 1997 Sacramento Regional Facilities Plan recommends this site be used to meet the consolidatable office space needs for the Department of Transportation. The 1997 Capitol Area Plan EIR identifies 454,600 GSF of office development on this site. The 2002/2003 Budget included \$600,000 for the DGS to develop the first phase of a long-term Headquarters Consolidation Master Plan for the Department of Transportation. The first phase of the study was completed in July 2007, and included an infrastructure assessment of the existing headquarters building at 1120 N Street, and an economic analysis for the potential development of an office building on Block 275. No decision has yet been made by the Department of Transportation on the master plan findings.

Several State-owned office buildings were fully or partially vacated in the Capitol Area as a result of the completion of the Joe Serna, Jr. CalEPA Headquarters Building and the East End Complex. This has provided an opportunity to examine the potential for rehabilitation and renovation of these vacated buildings, some of which are 50 years old. The 2002/2003 Budget provided funding for the renovation of the following buildings affected by the consolidation projects:

- Paul Bonderson Building – A total of \$23 million was received in funding for a full renovation on this building. It was subsequently determined that it would be too costly to perform the full renovation and that there might be a higher and better use for the site. Therefore, in 2005, the DGS requested that the funding for the project revert in order for the State to make a more thorough assessment of the



most appropriate course of action for the site and the building.

- OB 8 and 9 – These two 18-story buildings located at 714 and 744 P Street, are being renovated in sequence, and will be fully occupied by the DSS when complete. Construction on OB 8 was completed in summer 2008, and the DSS staff housed in OB 9 was relocated to OB 8 to allow for the renovation of OB 9 to begin in fall 2008. Completion of OB 9 is anticipated to be May 2010, and at that time a number of Social Service programs will be moved from leased swing space back into OB 9. The project cost for both buildings is estimated to be approximately \$109 million. Work on the buildings includes a two-story reception building being added that will connect the towers and provide one public entrance, plus a new child care center on the first floor of OB 8. Also included in the renovation is the abatement of hazardous materials; structural upgrade of both buildings to Seismic Risk Level III; demolition of all interior partitions including removal and replacement of existing finishes; demolition and upgrades to portions of the existing mechanical, electrical, plumbing, telephone, data, elevator, and security systems; upgrade of all fire and life safety items, and upgrades for the Americans with Disabilities Act to current codes. The project will increase the useable square feet from approximately 468,000 to 502,000.
- OB 10 – Located at 721 Capitol Mall, this building's \$18 million renovation work, which was completed in 2007, included installation of fire sprinklers, removal of hazardous materials, and upgrades to the electrical, communication and data cabling systems. Additional work included the removal and replacement of the roof and windows. New carpet, ceiling tile, wall finishes and modular furniture were also included in the scope of the renovation.
- Food and Agriculture Building – This renovation project at 1220 N Street consisted of updating approximately 126,480 GSF of office and support space, 162-seat auditorium, café, plus meeting and conference rooms. The four-story plus basement building was originally constructed in 1936 and is a registered historic structure. The project was completed in August 2005 at a cost of approximately \$19 million.

The 2005/2006 Budget Item 1760-301-0660(1) provided funding for the \$49 million renovation of the Stanley Mosk Library and Courts Building located at 914 Capitol Mall. Starting early in 2009, a team of master architects, engineers, and technology experts will join to bring the 1928 building back to its light-filled magnificence, while outfitting the building with the finest technological features available today. Located across the street from the historic State Capitol, the neo-classical Stanley Mosk Library and Courts Building was named to the National Register of Historic Places in 1984. The two-year renovation on the five-story granite building includes upgrades for security, accessibility, fire and life safety systems, correction of electrical and plumbing deficiencies, roof repair, and the restoration of historic features such as ceilings, lights, elevators, and public art, including the building's famous Maynard Dixon murals.

An infrastructure study for the Resources Building at 1416 Ninth Street was completed in 1999; however, a renovation was subsequently determined to be too costly. The development of new office space for the occupants of the Resources Building will result in the need to determine the most cost effective use of the site and/or building. A number of code related issues would need to be addressed before any re-tenanting of the building could be considered.

A roof replacement at the Capitol Building, which was delayed due to funding issues from a summer to fall 2007 commencement, is scheduled for completion by December 2008.

A feasibility study of the existing four-story Food and Agriculture Annex Building, located at 1215 O Street, is planned for spring 2009. The analysis will include an evaluation of building systems as well as the condition of the building structure. The study will consider the future best use of the site, including the possibility of demolishing the building. The feasibility of renovating the existing building and potentially adding additional floors to the height of the building will also be assessed, along with prospective future tenants.

In 2007, the DGS selected the San Francisco-based HOK Planning Group as a consultant to conduct a master planning study of the State's future office space needs in the Sacramento Region. This study will quantify existing and projected office space needs, examine reuse opportunities for State-owned assets, identify land use patterns, review local government plans and goals, and identify the potential benefits of establishing an auxiliary State office campus. The study, when completed, will complement existing State planning documents and provide a strategic framework with recommendations for addressing short-term and long-term State office space needs. The DGS will be able to make updates to this study to reflect changing office space needs of the State as well as any emerging changes in regional land use patterns.

A series of security breaches at the State Capitol over several years heightened awareness regarding the need for increased security measures at public buildings. In response to this concern, a new revised program to increase protection of the Capitol Building, its occupants, and visitors was launched in March 2002. In partnership with the California Highway Patrol and the Legislature, the DGS began the Capitol Park Safety and Security Improvements Project. The project, completed in June 2007, consisted of establishing a protective vehicle barrier around the State Capitol Building, as well as constructing two visitor pavilions adjacent to the north and south entrances to the Capitol Building. The visitor pavilions provide a secure and protected setting for staff and visitors waiting to go through the security screening process prior to entering the Capitol. The buildings replaced the temporary structures used for security screenings, and have glass on all sides. The project is a supplement to the original 1997 Capitol Park Safety and Security Improvement Project.

Located across the street from its current Lincoln Plaza headquarters building, the California Public



Employees' Retirement System (CalPERS) Expansion Project, extending from 3<sup>rd</sup> to 5<sup>th</sup> Streets and Q to R Streets, was completed in the fall of 2005. Elements incorporated into the design include two levels of on-site, underground parking, relocation of the child care center from its former location at 3<sup>rd</sup> and Q Streets, a gymnasium, and a restaurant. Public pedestrian walkways and an outdoor plaza have been constructed along the abandoned 4<sup>th</sup> Street easement, and an underground tunnel below Q Street connects the two halves of the expanded headquarters facility.

Plans for the residential component of the project include three phases of construction. The first phase is the SoCap Lofts on the north side of R Street between 6<sup>th</sup> and 7<sup>th</sup> Streets, which includes 36 single family detached three-story lofts, 24 of which were completed in 2008. The remaining 12 are scheduled to begin construction in fall 2008, and should be completed by spring 2009. The second phase, which has been entitled, is the Seventh Street Lofts, planned for the south side of R Street between 6<sup>th</sup> and 7<sup>th</sup> Streets, which will include an additional 36 single family detached lofts. The third phase, 300R, will be a residential mixed-use development between 3<sup>rd</sup>, 4<sup>th</sup>, R and S Streets, and will include 305 multi-family units over podium parking, and 14,500 SF of retail space.

In September 2005, the 14-year, \$20 million effort to rehabilitate the then 149-year-old Leland Stanford Mansion was completed and the building reopened. The rehabilitation project was made possible through a strong public-private partnership between the State and the Leland Stanford Mansion Foundation. Officially known as the Leland Stanford State Historic Park, it is operated as a State park museum by the DPR. Located two blocks from the Capitol, the stately mansion built in 1856, and extensively renovated and enlarged in 1872, will be used for official State events. The mansion was the site of California's first presidential visit by Rutherford B. Hayes and General W. T. Sherman in the late 1800s. The California State Parks and Leland Stanford Mansion Foundation were honored by the State Office of Historic Preservation in late 2007 for the mansion's restoration.

**B. Maintain the East End site office development priorities articulated in Chapter 193, Statutes of 1996:**

- **Office of facilities on Blocks 171-174 and 225**
- **Supporting parking on Block 224**

On September 4, 2002, the State dedicated the first office building of the East End Complex, which was authorized in October 1997 by Senate Bill 1270 (Johnston) (Ch. 761, Stats. of 1997). The legislation enabled the development of approximately 1.6 million GSF (1.3 million NSF) of office space with below-grade parking and a 245,400 SF parking structure, a child care facility, and approximately 19,200 SF of retail space on five blocks, and a separate 250,000 GSF parking garage on Block 224.

Occupancy of the building on Block 225 began in summer 2002 as the first of 1,100 employees moved into the new CDE headquarters. The DHS began its move into the Block 171, 173, and 174 buildings in March 2003, with final occupancy of the Block 172

building occurring December 2003, bringing the total five building complex occupancy to 5,535 employees.

The East End Complex received numerous awards, including in 2002 the U.S. Green Building Council's (USGBC) LEED-NC 2.0 Gold Rating for the Block 225 building. In July 2006, the Block 225 building received the coveted LEED-EB Platinum certification. In 2008, the Block 171 – 174 buildings received the LEED-EB Gold certification.

This East End Complex project advances the State's asset management goals and office consolidation initiatives, and responds to the recommendations contained in the 1995 Study for the Capitol Area developed by the Urban Land Institute Panel. Planning for this project involved the Capitol Area Committee, the Technical Advisory Committee, State and local government officials and agencies, community and neighborhood organizations, and private sector representatives.

The complex includes the largest display of public art in the State. A discussion of the East End Complex project, its extensive Art in Public Buildings program, and its sustainable design features is contained in Chapter 6, Open Space and Public Amenities and Chapter 8, Sustainable Design and Energy Conservation, respectively.

**C. Identify and provide appropriate amounts of retail space in office buildings where development programs including ground floor commercial.**

The 1997 Capitol Area Plan identifies opportunities for the development of ground-floor retail and commercial uses in both State office buildings and parking structures. The DGS works closely with CADA to integrate these commercial services into the fabric of the Capitol Area with the goal of broadening the use of this type of space to time periods beyond State working hours.

The East End Complex provides for over 19,000 SF of ground-floor commercial space. Of this total, approximately 12,000 SF is located in the buildings on Blocks 171-174 near 17<sup>th</sup> Street and Capitol Avenue. An additional 6,400 SF of ground-floor commercial space is located near the northeast corner of 14<sup>th</sup> and O Streets in the Block 225 building. Retail space in this block complements the existing 14<sup>th</sup> and O Street neighborhood commercial center. The parking garage on the south half of Block 224 also has 6,500 SF of commercial space fronting 14<sup>th</sup> Street that is occupied by CADA's administrative offices. There are five retail establishments located in the East End Complex. At Block 173, MVP's Sports Grill replaced the former Joey B's restaurant in 2006, and The Grand, a 300 SF wine bar, opened for business in March 2007 at the corner of 16<sup>th</sup> and L Streets. At the Block 225 building, retailers currently include a frame and gift shop, as well as restaurants including a bakery featuring a variety of cinnamon rolls, pastries, and coffee, and a healthy fast food location serving rice bowls, wraps, and salads.

The DGS was unable to identify a retail tenant for the 6,000 SF of retail space at the Block 174 building. It was converted to office use and occupied by the Department of Mental Health (DMH), effective August 2007.

The West End Office Complex Project may provide additional retail development opportunities to serve both State occupants and the surrounding residential community.

## IV. Housing

**Objective: To foster housing within the Capitol Area meeting a wide range of income levels and restoring the area to a population consistent with its urban surroundings.**

### Principles

- Enhance the overall residential environment in the Capitol Area; foster development of neighborhood identity and residential support services.
- Provide for a variety of housing and building types to facilitate development of the Capitol Area as a mixed-income community, and expand ownership housing opportunities.
- Meet the housing needs of individuals and families with a wide range of socioeconomic characteristics, consistent with consideration of existing and potential market conditions.
- Balance retention and renovation of existing housing units, with redevelopment of housing sites. Build new housing where existing buildings are either outdated to the extent that renovation would be economically infeasible, or are functionally obsolete relative to market expectations; or where it is desirable to create larger or more marketable development sites.
- Maintain the supply of affordable housing in the Capitol Area in accordance with requirements of GC Section 8193.
- Maintain a program goal to achieve a population of 3,500 in privately and publicly-owned housing in the Capitol Area over the plan horizon.

### **A. Implement the housing development program, with housing unit targets and densities as described in the 1997 Capitol Area Plan, sufficient to achieve a total Capitol Area population of 3,500 residents.**

Since its inception in 1978 as a joint powers authority, CADA has had the responsibility for planning, implementing, and managing the housing and related retail/commercial elements in the Capitol Area. CADA was created by a joint powers agreement (pursuant to GC Section 8169.4) between the State of California and the City of Sacramento. A volunteer five-member board of directors governs the agency. The State of California and the City of Sacramento each appoint two members to the board of directors. These four directors select the fifth director. The daily operation of the agency is under the direction of its Executive Director, Paul Schmidt. The members of the board as of August 2008 are listed in Appendix B.

CADA is responsible for managing the housing development for a range of income

categories within the Capitol Area, in response to market conditions and priorities as they develop. The statutory-stated goal is to create a viable community of 3,500 residents in both public and privately-owned housing within the 1997 Capitol Area Plan boundary, (exclusive of the R Street Area, added to CADA's Redevelopment Project Area in 2002) and to ensure the availability of retail/commercial facilities to support the residents, employees, and visitors who frequent the Capitol Area. From an organizational standpoint, CADA has four service units. These units are: Property Management, Asset Management, Development, and Administrative Services. In terms of personnel, CADA has five executive staff, 19 administrative staff members, an eight-member maintenance staff, and 12 resident service managers. CADA develops and manages its own budget. While it is a joint powers authority between the city and the State, CADA's main revenue sources come from residential and commercial rents, and tax increment revenue from properties within its redevelopment project area. CADA does not rely on the city or the State for any direct operational financial support.

Within the scope of its property management duties, CADA currently manages 752 apartment units in 49 buildings, most of which are State-owned, along with a few CADA-owned structures on State-owned property. In addition, CADA currently manages 24 retail/commercial properties, one storage facility, and approximately 500 parking spaces either located on CADA apartment properties or on surface lots pending development of sites. Appendix C contains a listing of CADA managed residential properties and Appendix D contains a listing of CADA managed retail/commercial properties.

Within the scope of its development duties during its 30 years of service as a joint powers authority, CADA has overseen the construction of public and private commercial and residential developments on State-owned land in the Capitol Area. These include a State office building at 1304 O Street, the Capitol Athletic Club, and 804 new residential infill units. As reported in Appendix E, these residential units consist of 545 market-rate units, six moderate-income units, 215 low-income housing units, and 38 hotel units.

Prior to 1996, all new CADA housing was developed on a long-term ground lease basis. This changed with the passage of legislation in 1996 and 1997. Under the terms of Senate Bill 1770 (Johnston) (Ch. 193, Stats. of 1996), the State sold the underlying fee interest in originally long-term leased land to the individual homeowners of three condominium projects: Somerset Parkside (north two-thirds of the block bounded by 10<sup>th</sup>, 11<sup>th</sup>, P and Q Streets); Saratoga Townhomes (north half of the block bounded by 9<sup>th</sup>, 10<sup>th</sup>, Q and R Streets); and Stanford Park Townhomes (southeast quarter of the block bounded by 14<sup>th</sup>, 15<sup>th</sup>, O and P Streets and south half of block bounded by 15<sup>th</sup>, 16<sup>th</sup>, O and P Streets).

Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997), which amended GC Section 8169, created a major change in the disposition of State-owned land in the Capitol Area. This bill authorizes the Director of the DGS to sell real property under the jurisdiction of the DGS to CADA can, in turn, sell the property to qualified developers for development of residential and/or neighborhood retail/commercial uses in the Capitol Area. Prior to the passage of this bill, the sale of land was precluded and CADA developments were on land that was long-term leased from the State. The ability to provide fee title to such

property enhances the development opportunities within the Capitol Area, including the ability to develop more ownership housing. Since enactment of this legislation, the properties shown in the chart below have been sold.

**State-Owned Property Sold to CADA for Development**

<b>Project</b>	<b>Site Acres</b>
Governor's Terrace Apartments site, 14 <sup>th</sup> & P St.	0.59
Fremont Building Site, 16 <sup>th</sup> & P St.	0.89
Capitol Park Homes site, 12 <sup>th</sup> to 14 <sup>th</sup> & P to Q St.	3.45
Fremont Mews site, 15 <sup>th</sup> & Q St.	2.05
Capitol Lofts site, 11 <sup>th</sup> & R St.	1.18
East End Gateway Site 1, 16 <sup>th</sup> & N St.	0.70
East End Gateway Site 2, 16 <sup>th</sup> & O St.	0.44
East End Gateway Site 3, 16 <sup>th</sup> and O St.	0.72
East End Gateway Site 4, 16 <sup>th</sup> and P St.	0.44
1610 17 <sup>th</sup> St.	0.04

In addition to these sites, CADA is working with the DGS to structure purchase agreements for Residential Site 21 at the corner of 14<sup>th</sup> and N Streets, and the south half of Block 222, the block bounded by 12<sup>th</sup>, 13<sup>th</sup>, O and P Streets.

The map on the next page shows sites designated for housing development within the 1997 Capitol Area Plan boundaries. Appendix F outlines CADA's development plans for the period 2009 through 2014, showing a potential housing increase of 498 units to be developed over the next five-year cycle, depending upon market and financing conditions. Appendix G outlines CADA's development plans for the 2015 to 2020-time period. These plans forecast completion of 215 housing units in the medium to high density categories. These developments may require that older buildings be demolished to make way for new construction. It is expected that many of the developments projected for this time period will take advantage of the provisions of Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997) and the developers and/or subsequent home buyers will own the underlying land, as well as the improvements, at project completion.



## Past Projects

Since the approval of the 1997 Capitol Area Plan, the following projects have resulted in the construction or rehabilitation of 296 residential units, 38 hotel units, and 12,000 SF of commercial space on State-owned land designated for housing development under the Capitol Area Plan.

The following projects provide both rental and for-sale product to the downtown housing market:

- **Fremont Mews:** This CADA project, completed in 2005, involves the State-owned property on Block 286 bounded by 14<sup>th</sup>, 15<sup>th</sup>, P and Q Streets (Site 13) and a DGS-owned/operated surface parking lot. The development includes 119 residential rental units and a 19,200 SF on-site garden area. This on-site garden, Fremont Community Garden, as well as a 32,000 SF off-site garden located at 5<sup>th</sup> and W Streets, Southside Community Garden, are elements of the Garden Preservation and Replacement Plan that was incorporated into the development of this project. Both the on-site garden and the off-site garden at 5<sup>th</sup> and W Streets were acquired by CADA, with assistance from the DGS, and donated to the City of Sacramento Parks Department.
- **Capitol Park Homes:** This development includes the construction of 64 for-sale, detached, single-family homes on Blocks 281 and 284 between 12<sup>th</sup>, 14<sup>th</sup>, P and Q Streets. The project was completed in 2003.
- **Fremont Building:** Construction on this residential and commercial mixed-use project on Block 234 on the east side of 16<sup>th</sup> Street between O and P Streets was completed in 2001. The project includes 69 apartments and 12,000 SF of ground floor commercial space.
- **Seventeenth and N Streets:** An eight-unit art deco apartment building was moved from the East End Complex site to the southwest corner of 17<sup>th</sup> and N Streets on Block 233. It was rehabilitated and ten new units were constructed on the rear of the site. The project was completed in 2001. A grant from the East End Mitigation Funds was used for the move and rehabilitation of the older building.
- **The Inn Off Capitol Park:** The rehabilitation of the older Capitol Vue Hotel in 2000 provides 38 hotel units at the southeast corner of 16<sup>th</sup> and N Streets on Block 231.

During this timeframe, CADA also provided a grant of \$100,000 from the East End Mitigation Funds that was used to further the residential component of a private development at the southeast corner of 15<sup>th</sup> and Q Streets on Block 292. This project, completed in 2001, rehabilitated an older, historically significant retail building to provide 1,200 SF of retail on the ground floor, two one-bedroom units upstairs, and four new residential loft units on the rear of the site.



In addition to these projects, CADA also preserved 16 units of existing housing stock that were located within the footprint of the Capitol Park Homes development (12<sup>th</sup> to 14<sup>th</sup> Streets and P to Q Streets). The structures were relocated to land formerly utilized for surface parking at 1321 and 1326 Q Street. CADA also increased the number of housing units available in the Capitol Area when it converted commercial space at 17<sup>th</sup> Street Commons, located at the corner of 17<sup>th</sup> and P Streets, into four dwelling units.

## Current Projects

CADA's current development activities on State-owned land designated for housing development under the Capitol Area Plan include the purchase of several new sites from the State, including East End Gateway Site 1 (northwest corner of 16<sup>th</sup> and N Streets), East End Gateway Site 2 (northwest corner of 16<sup>th</sup> and O Streets), East End Gateway Site 3 (southwest corner of 16<sup>th</sup> and O Streets), and East End Gateway Site 4 (southeast corner of 16<sup>th</sup> and P Streets), plus the execution of a purchase agreement for 1610 17<sup>th</sup> Street (RS 9B), pre-development work on the Capitol Lofts, and pre-development work on the East End Gateway Sites 1, 2, 3, and 4. Pre-development work includes demolition of existing structures and soil remediation. In 2008, CADA also restored Sam's Market, a neighborhood landmark at the corner of 14<sup>th</sup> and O Streets.

- **Capitol Lofts (CADA Warehouse):** This development project is structured around a 1920s vintage brick warehouse that was owned by the State and formerly leased to CADA for its maintenance operations. The property, which was sold by the DGS to CADA for development in 2004, is located on the north half of Block 075 between 11<sup>th</sup>, 12<sup>th</sup>, R and S Streets, on a site containing 1.18 acres, or 51,200 SF. The projected plans call for the development of 137 units on the property, subject to finalization of the design. Currently, the unit density is projected at 118 dwelling units per acre. The units in the old warehouse portion will range in size from approximately 580 to 1,400 SF.

New construction on vacant portions of the site will include townhouse live/work units at 1,900 SF, and loft units ranging in size from approximately 475 to 600 SF. The historic Building and Grounds Building, a three-story brick building at the corner of 11<sup>th</sup> and R Streets, will be converted to commercial use with the possibility of locating retail uses at the ground-floor level. The developer is a partnership of Holliday Development and Regis Homes of Northern California, Inc. The start of construction is anticipated to be mid-2011, with completion in early 2014.

- **East End Gateway Sites:** In order to stimulate interest and provide a vision for CADA's development goals along 16<sup>th</sup> Street, CADA issued a Request for Qualification in early 2003 for four sites known as the East End Gateway. The East End Gateway projects will benefit from foot-traffic generated by the State's East End Complex, improve the image of the east entry into the Capitol Area, and enhance 16<sup>th</sup> Street as a desirable residential and mixed-use address.

Exclusive Negotiation Agreements (ENA) were subsequently awarded to the local team of Loftworks for East End Gateway Sites 2 and 3 (at 16<sup>th</sup> and O Streets) and the national firm of Lambert Development for East End Gateway Site 1 (16<sup>th</sup> and N Streets) and East End Gateway Site 4 (16<sup>th</sup> and P Streets).

In 2006, after CADA had cleared and remediated the sites, Loftworks withdrew their proposal for East End Gateway Sites 2 and 3 citing financial and market timing concerns. Subsequently, CADA re-advertised the site and selected a proposal submitted by the local development team of Ravel Rasmussen Properties in the spring of 2007. Subject to financing and market conditions, this project, which will provide 84 apartments and approximately 13,900 SF of commercial space is scheduled to start construction in early 2009.

In 2008, CADA re-issued the Request For Proposal (RFP) for the development of East End Gateway Site 1 and the development of East End Gateway 4 after Lambert Development's ENA expired. The RFP development criteria for East End Gateway Site 1 calls for a development of between 8 and 15 floors of residential units, with ground-floor retail. The RFP development criteria for East End Gateway Site 4 calls for a minimum of 21 residential units.

- **1610 17<sup>th</sup> Street (Residential Site (RS) 9B):** This 40' x 40' parcel, located at the southeast corner of the Capitol Area, is a vacant piece of land owned by the State and listed as a residential development site suitable for small-scale residential development. In early 2009, Dyer Construction will commence construction of a four-story "Arts and Crafts" style building design for two new residential units in a half-plex configuration. The units, each of which will measure approximately 1,100 SF, will be offered on a for-sale basis. The proposed project creates valuable housing to meet the strong demand for ownership housing in the Capitol Area.
- **Sam's Market Building – 1330 O Street:** In 2008, CADA rehabilitated Sam's Market, an establishment that has served the Capitol Area for over 50 years from its location at 14<sup>th</sup> and O Streets.
- **Residential Site 21 – 14<sup>th</sup> and N Streets:** In 2008, CADA structured a purchase agreement with the State of California that would allow for the development of a high density residential development on the last remaining site facing Capitol Park. Execution of the purchase agreement is subject to the DGS and CADA reaching final terms. Financial conditions permitting, it is CADA's intention to advertise this site for development in 2009.
- **Block 222 – South Half of Block Bounded by 12<sup>th</sup>, 13<sup>th</sup>, O and P Streets:** In 2008, CADA structured a purchase agreement with the State of California that would allow CADA to proceed with the development of market-rate and affordable housing on the south half of the block. The execution of the purchase agreement between CADA and the State for the south half of the block is

contingent upon a land trade agreement first being reached between the DGS and the DVA that own different parcels on this block.

### **Other Neighborhood Development Projects**

Since its inception, CADA has been involved in a number of other development projects that fall into categories that are outside its regular housing and commercial activities. A brief description of these follows:

- In 1982, CADA and the State advanced the funds necessary to install additional streetlights throughout the Capitol Area. In this program, CADA funded installations fronting proposed housing sites and the State advanced funds for installations fronting proposed office sites.
- In 1985, CADA provided for the development of the Capital Athletic Club on State-owned land that was long-term leased from CADA at the southeast corner of 8<sup>th</sup> and O Streets.
- In 1993, CADA issued \$7.2 million in lease-revenue bonds for construction of the Building and Property Management Building on the southeast corner of 13<sup>th</sup> and O Streets.
- In 1994, CADA issued \$3.03 million in tax allocation bonds that were used to restructure its debt and to fund rehabilitation projects for many older apartment buildings under CADA's management in the Capitol Area.
- In 2003, CADA in partnership with Regional Transit (RT), Friends of Light Rail, and the City of Sacramento conducted a community workshop to consider design enhancements for the 13<sup>th</sup> and 16<sup>th</sup> Street light rail stations. The 16<sup>th</sup> Street station on R Street is the primary station serving the East End Complex and is the transfer station between the Blue (Downtown-Folsom) and Gold Lines (Watt / I80-Downtown-Meadowview). A total of five workshops have been held since 2003. The city, RT, and CADA are finalizing improvement plans, with the completion of such improvements to occur in 2008.
- In 2003, CADA secured two much sought-after United States Environmental Protection Agency (USEPA) Brownfields Cleanup Grants totaling \$400,000 for the removal of contaminated soil at the Capitol Lofts site at 11<sup>th</sup> and R Streets, and the Fremont Mews site at 14<sup>th</sup> and Q Streets. CADA also secured two USEPA Revolving Loan Fund clean-up loans.
- In July 2004, CADA issued \$12.3 million in redevelopment tax allocation bonds to retire 1994 bonds that had been used to fund capital improvements to apartments leased from the DGS. Two loans payable to the DGS were also retired, the loan monies having been used to finance the sale of the Fremont Building and the Capitol Park Homes sites. In addition to lowering the debt service on CADA loans, the new bonds provided funding for several of CADA's

current projects, including the Capitol Lofts, the East End Gateway Sites, and infrastructure improvements.

Since its inception, CADA has funded an aggressive on-going capital improvements program of building code corrections, access compliance measures, apartment upgrades, exterior façade improvements, sidewalk repairs, and surface parking lot improvements on properties it manages throughout the Capitol Area. Functional capital improvements undertaken in the past year include elevation replacements and the installation of new plumbing systems. In effecting capital improvements, CADA also takes care to preserve the unique assets of its vintage structures. In addition to the restoration of Sam's Market, in 2008, CADA re-plumbed and replaced deteriorated glass block panels and ceramic tile throughout Morgenson Manor, a 1930's Art Moderne building, installed new plumbing systems throughout The Auslender, a classic 1920's structure, and replaced the main operating machinery for a vintage 'cage' elevator at the Dean Apartments, a six-story 1930's structure facing Capitol Park.

### **R Street Area Redevelopment**

A significant amount of private development has occurred and is being planned in the R Street Area. Construction of a new 21,957 SF restaurant and entertainment venue was completed in April 2004 at the corner of 15<sup>th</sup> and R Streets. In addition to the restaurant and entertainment venue, the facility also houses a commercial hair salon and barbershop space. The 67,000 SF R Street Market was also completed and opened in October 2004 at 19<sup>th</sup> and R Streets. The facility includes a Safeway market, ancillary retail, and residential units. The Crystal Ice Storage, located at 16<sup>th</sup> and R Streets, was purchased last year and is in predevelopment as a mixed-use center.

A number of grants have been awarded to the city and to CADA that will further development efforts in the R Street Area. These include:

- A \$1.6 million community design grant was awarded by the Sacramento Area Council of Governments (SACOG) for renovation of the 13<sup>th</sup> and 16<sup>th</sup> Street light rail stations. The design effort and final construction will be directed by RT, who partnered with CADA in the grant process along with the City of Sacramento;
- An \$800,000 grant, awarded to the city, funded new sewage and water system improvements needed to accommodate the new housing units to be constructed in the CADA project area. This work, which was also funded with R Street tax allocation bonds issued by CADA, was successfully completed in 2006;
- A \$1.5 million grant that CADA received in 2004 through the efforts of the late Honorable Robert T. Matsui for street improvements on R Street between 10<sup>th</sup> and 13<sup>th</sup> Streets;
- A \$630,000 SACOG grant for streetscape improvements for the R Street Market Plaza proposed to be constructed between 16<sup>th</sup> and 18<sup>th</sup> Streets adjacent to the Crystal Ice Project; and

- A \$4.6 million Community Design Grant jointly awarded to the City and CADA by SACOG in 2008 to construct streetscape improvements on R Street between 10<sup>th</sup> and 13<sup>th</sup> Streets. Construction completion is anticipated in 2010.

In 2003, CADA held a workshop to discuss the future of the portions of R Street incorporated into the Capitol Area by the passage of Senate Bill 1460 (Ortiz) (Ch. 468, Stats. of 2002). Workshop participants identified important community connections, neighborhood centers, significant buildings, and image issues. The effort concluded with a planning session to develop suggestions as to the next steps to be taken in the planning process. In 2004, CADA contracted with Moore, Iacofano, Goltman, Inc. to prepare the R Street Urban Design and Infrastructure Study. This document provided design guidelines and a financing strategy for the development of the area. The study was adopted by the City Council in the fall of 2006.

In 2007, CADA prepared the R Street Area Implementation Plan that will guide CADA's redevelopment and development activities. This Plan underwent environmental review and was adopted by the CADA Board in early 2008.

#### **Current Projects in the R Street Area**

- **Hitomi's Patio Improvements:** In order to facilitate public pedestrian access to the 13<sup>th</sup> Street light rail station, CADA is financing the relocation of the sidewalk dining area of the Hitomi's restaurant at 12<sup>th</sup> and R Streets from the west to the south side of the structure.
- **1409 R Street – Infrastructure Improvements:** To encourage private redevelopment of this historic brick warehouse structure as a mixed-use project, CADA is financing public infrastructure improvements.
- **R Street – Streetscape Phase 1 (10<sup>th</sup> to 13<sup>th</sup> Streets):** CADA is working with the City of Sacramento on this project which is scheduled to begin construction in spring 2010.
- **R Street – Streetscape Phase 2 (16<sup>th</sup> to 18<sup>th</sup> Streets):** CADA is working with the City of Sacramento on the design of the public right-of-way into a pedestrian-friendly Market Plaza.

#### **B. Provide annual updates of implementation of the housing development program, including reference to housing and population targets in accordance with GC Section 8193(K).**

In 2008, CADA completed 30 years of service to the State, city, and the residents of the Capitol Area neighborhoods. Annually, CADA prepares and distributes a year-end report on its activities and accomplishments. Information on CADA is regularly available to the public on the CADA website at [www.cadanet.org](http://www.cadanet.org).

#### **C. Ensure availability of affordable housing in the Capitol Area in compliance with GC Section 8193.**

GC Section 8193 states that CADA is required to have occupied or make available 25 percent of the residential units located on land either purchased or leased from the DGS in the Capitol Area at affordable rents to low-income households. On December 15, 2000, the CADA Board of Directors adopted CADA Board Resolution 00-49 that states CADA will meet its 25 percent obligation in the Capitol Area by directly subsidizing units, utilizing external funding sources to subsidize units it manages, and causing or assisting in the development of affordable units by third parties. This resolution further states that CADA will consider the impact on the Authority's 25 percent obligation whenever it takes any action that affects housing stock in its redevelopment project area and that it will annually present in its year-end stakeholders report actions CADA has taken in the past year to assure its 25 percent obligation is met.

The breakdown, as of August 2008, of CADA managed and/or developed units within the 1997 Capitol Area Plan boundary follows:

	<b>Affordable</b>	<b>Market Rate</b>	<b>Total</b>
CADA Managed Units	202	550	752
CADA Developed units (privately-owned)	136	464	600
<b>Total</b>	<b>338</b>	<b>1,014</b>	<b>1,352</b>
Affordable / Market Split	338	1,014	1,352
<b>Percentage</b>	<b>25%</b>	<b>75%</b>	<b>100%</b>

**D. Ensure provisions of affordable housing in the R Street Area in compliance with GC Section 8193.**

Senate Bill 1460 (Ortiz) (Ch. 468, Stats. of 2002) amends GC Section 8193 to regulate the following affordable housing requirements for the R Street Area:

- Prior to the completion of redevelopment activities in the R Street Area, at least 30 percent of all new and substantially rehabilitated dwelling units developed by CADA within the R Street Area shall be available at affordable housing costs for low or moderate-income households. Of these units, at least 50 percent shall be within the means of very low-income households.
- Prior to the completion of redevelopment activities in the R Street Area, at least 15 percent of all new and substantially rehabilitated dwelling units developed by public or private entities other than CADA within the R Street Area shall be available at affordable housing costs for low or moderate-income households. Of these units, at least 40 percent shall be affordable to very low-income households.

The R Street Area Implementation Plan, adopted by CADA in 2008, set forth strategies for ensuring the provision of affordable housing prior to the completion of redevelopment activities in the R Street Area.

## V. Transportation and Parking

**Objective:** *To develop strategies, patterns, and systems of movement into and within the Capitol Area that will provide adequate mobility for people, that will provide adequate parking, and that will enhance the area's environment.*

### Principles

- Support measures that promote transit and alternative transportation modes to further regional transportation and air quality objectives, while continuing to provide adequate automobile access.
- Maintain a comprehensive transportation demand management strategy to minimize traffic contributions from new and existing development.
- Maintain single-occupancy vehicle trip reduction goals and monitor progress toward their attainment.
- Ensure that the design of new buildings and any open space and street improvements support transportation management measures and facilitate walking, bicycling, and use of transit.
- Provide adequate automobile access and parking to support office and housing development and visitor services, consistent with established standards.
- Consolidate parking in the Capitol Area into structured garages to allow for development of sites that are currently used for surface parking, consistent with their land use designations.
- Accommodate parking demand for State employees and visitors at an appropriate combination of facilities, located both within the Capitol Area and at peripheral locations.
- Maintain parking management strategies for existing and new development that promote the use of alternative transportation modes.
- Examine opportunities for joint use of transportation and parking facilities with local agencies and for regional transportation planning and demand management programs.

### Status of Action Items

#### A. Undertake steps to implement the Transportation System Management Plan

In November 2003, the DGS finalized the Capitol Area Transportation Systems Management Plan (TSMP) as identified in mitigation measures for the EIRs for the

Capitol Area Plan and the East End Complex. The TSMP includes strategies to promote State employee commute alternatives. It was developed in conjunction with the assessment of the overall existing and future parking demand for State office facilities in the Capitol Area; the cumulative parking demand for other State-owned/leased facilities in downtown Sacramento; and potential improvements in transit service to this area. The TSMP will be applicable as further development occurs in the Capitol Area.

**B. Review commute mode patterns for State employees, referring to items identified in the TSMP Program**

In May 2001, the DGS conducted a survey of all State employees working in the Sacramento downtown area about commute choices, downtown traffic circulation, and parking. With the cooperation of 120 agencies and departments and their employees, responses were received from over 15,000 employees.

Findings from the survey responses include the following highlights:

- A majority of the respondents do not drive to work alone.
- Most cite the high cost of parking within the downtown region as the main reason they choose to use public or mass transit.
- Approximately seven out of ten surveyed said they would try transit options if they could use a free shuttle to their worksite.

The transportation survey data was used for the development of the Capitol Area TSMP. It is expected that similar surveys will be conducted periodically to assess the effects of Capitol Area development (including downtown development and the extension of the light rail system) on commute habits.

**C. Maintain the parking standards for new State office buildings as identified in the 1997 Capitol Area Plan Implementation Program.**

The Capitol Area Plan has established reasonable parking standards for new office developments that range from 1.10 to 1.35 parking spaces for each 1,000 GSF of office area. Parking for the East End Complex includes:

Blocks 171-174 – 1,421 spaces  
Block 225 – underground parking with 213 spaces  
**Total – 1,634 spaces**

In addition, the parking garage on Block 224, which was completed in early 2002, contains 753 spaces. The parking program for the proposed Capitol West Side Projects is set at 1.1 parking spaces for each 1,000 GSF of office space. The program includes 540 spaces of underground parking on Block 203 and Block 204, and the remaining 932 spaces in structured parking to be constructed on Block 266.

It should be noted that when the parking standards were established for the 1997



Capitol Area Plan, a 50 percent replacement assumption was established for displaced surface parking on the sites that were identified for office development.

GC Section 8169.5 mandates, for the East End Complex project, 100 percent replacement for the surface parking. This factor required the DGS to examine other alternatives to address unmet State employee parking demand from the East End Complex, including the use of additional peripheral parking.

In May 2003, the DGS entered into a lease agreement with the Department of Transportation for a peripheral parking lot under the W/X Freeway between 18<sup>th</sup> and 19<sup>th</sup> Streets. Development of this lot by the DGS began in fall 2003 and provides 330 additional parking spaces to comply with the parking standards set by the Capitol Area Plan, and the environmental mitigation measure of the East End Complex.

The DGS also maintains a lease agreement with the Department of Transportation for a peripheral parking lot under the W/X Freeway between 6<sup>th</sup> and 8<sup>th</sup> Streets. This lot provides 805 additional spaces.

RT operates two regular bus routes, Routes 141 and 142, to and from these parking lot locations. These dedicated buses run every 15 minutes during commute hours and travel throughout the central city with various stops that include in front of and behind the Capitol. These two buses provide an important link with other transit services, as well as destinations throughout the central city. These services are described in greater detail in Chapter 8 – Sustainable Design and Energy Conservation.

In 2007, the Cities of Sacramento and West Sacramento, Yolo County Transportation District and Sacramento Regional Transit unanimously approved the Phase I feasibility study for a streetcar system linking downtown Sacramento to West Sacramento's Civic Center. The groups also approved consultants to begin work on Phase II of the project, including a detailed environmental analysis of the project, which resulted in the September 2008 issuing of a Draft EIR, preliminary engineering, and a specific financing plan for the \$69 million project. Phase III of the project, if approved, will commence in 2009 at a cost of between \$900,000 and \$1.2 million, and will take the project to the threshold of construction. The proposal for the system includes an initial three-mile streetcar line running from 15<sup>th</sup> Street in downtown Sacramento, over the Tower Bridge to West Sacramento's City Hall, which could be operational by 2012.

**D. Ensure a coordinated program for parking facility construction, ensuring that parking standards are maintained during the course of the implementation of the Capitol Area Plan development program.**

As directed by Senate Bill 1270 (Johnston) (Ch. 761, Stats. of 1997), the parking garage on Block 224 was completed before the beginning of construction of the East End Complex. Parking associated with the project on Blocks 171-174 and Block 225 was available for use at the time of occupancy of the State office buildings.

**E. Explore opportunities to expand use of the DGS's parking facilities by visitors in evenings and on weekends.**

The Capitol Area Committee and the Technical Advisory Committee have endorsed the concept of using State parking facilities for public parking during non-working hours. In addition, an MOU, dated December 11, 1998, between the DGS and the City of Sacramento provides that the DGS will work with the city on the logistics of shared use during evening hours of the parking structure on Block 173 of the East End Complex.

In August 2003, interested stakeholders met with the DGS in a public outreach session to discuss public after-hours use of the East End Complex garage. Attendees included Senator Deborah Ortiz, Councilmember Steve Cohn for the City of Sacramento, CADA representatives, and area business owners. A final agreement was reached and the facility opened for after-hour use in October 2004. It is expected the State will explore similar after-hours use conditions for the parking garage to be built on Block 266 as a part of the Capitol West Side Projects.

Effective September 2007, the City of Sacramento assumed the after-hours and weekend management operations for the East End Complex garage. The city plans to make capital improvements to the garage, including improved lighting and signage, and has the ability to market over 600 parking spaces to both employees and patrons of local businesses and restaurants at a flat per vehicle fee. The city is successfully performing these responsibilities at no cost to the State, resulting in several thousand dollars of savings to the State annually.

**F. Use the State's bicycle route planning map as identified in the 1997 Capitol Area Plan Implementation Program, to be implemented at opportune times of street repair and construction.**

The City of Sacramento presently has an extensive bicycle route system in place in the midtown, downtown, and the Old Town Sacramento areas. As development occurs in the Capitol Area, safe bicycle routing will be phased in to coincide with street repair and development that is required for the Capitol Area Plan's office and infrastructure expansion. In addition, bikeways in the Capitol Area will help to establish a closer relationship with surrounding neighborhoods. To support the use of the bicycle route system, 45 outdoor bicycle parking spaces are provided at various locations in the East End Complex.

The City of Sacramento's South Midtown Area Revitalization and Transportation Plan Project also supports this initiative with modifications to midtown streets resulting in more bicycle-friendly roads and neighborhoods.

**G. Explore the feasibility of establishing shared bicycle parking and shower hubs in parts of the Capitol Area to serve existing as well as new buildings.**

Interior bicycle parking, shower rooms, and dressing facilities have been provided for tenants in several buildings within the Capitol Area. A total of 166 bicycles can be secured in spaces with card key access in the East End Complex buildings. A total of 17 men's and 17 women's showers, with associated locker facilities, have also been provided throughout the complex. OB 10, the new home of the DOR, offers secured

space for bicycles, as well as men's and women's showers and locker facilities. When the renovation of OB 8 and 9 is complete in 2010, a total of eight men's and eight women's showers will be provided, as well as over 200 lockers for tenants' use. The buildings will also provide racks for 85 bicycles, 22 of which will be for public use. The new Central Plant, once complete, will offer three men's and one women's shower, rack capacity for 16 bicycles, and lockers for both men and women. It is expected that the DGS will continue to provide similar features in all new office developments and, as appropriate, in the future remodeling and rehabilitation of existing office buildings in the Capitol Area.

## VI. Open Space and Public Amenities

**Objective: To develop within the Capitol Area a network of attractive and convenient open spaces and access routes in order to improve the environment for workers, residents and visitors, and to encourage a favorable response to alternative for moving within and using the resources of the Capitol Area.**

### Principles

- Protect the historic value and role of the Capitol Park as an arboretum and a public gathering space.
- Incorporate open space features into new office facilities and housing developments.
- Use the opportunity provided by development of the Capitol Area's east end to create an eastern entrance to Capitol Park and the Capitol Area.
- Ensure a streetscape that enhances the Capitol Area's identity and sense of place, is responsive to the needs of pedestrians and the requirements of adjacent activities, and orients visitors to destinations and services within the Capitol Area.
- Promote safety and security in open spaces and public areas, such as streets, for residents, employees and visitors, through design guidelines and planning and operations processes.

### Status of Action Items

#### **A. Improve the Capitol Area's open space system in accordance with the implementation program described in the 1997 Capitol Area Plan Implementation Program.**

Opportunities to enhance the Capitol Area's open space amenities were integrated into the development of the East End Complex. Capitol Avenue between 15<sup>th</sup> and 17<sup>th</sup> Streets was transformed into "Golden State," a plaza designed by artists Lita Albuquerque and Mitchell De Jarnett that forms a visual connection between historic Capitol Park and the midtown area. In addition to the plaza, a pocket park designed by artist Cliff Garten, located between the Block 225 building and the historic Dean Apartments, creates an urban oasis offering the public a place to sit in the shade while acting as a buffer between the office building and its residential neighbors. These amenities, along with other street improvements and the installation of street furniture, provide numerous opportunities throughout the East End Complex for open space to be enjoyed by the general public, as well as the tenants of the complex.

In response to the "Art in Public Buildings" directive, an Art Selection Panel identified opportunities to integrate 24 major pieces of art throughout the East End Complex.

These pieces reflect the creativity, vitality, and diversity of the State of California. Appendix H includes a full list of artists and their works.

Progress on the development of the Capitol Park Master Plan was suspended in early 2001, following the truck crash into the State Capitol, to allow State officials to assess the implications that any resulting security measures related to the incident would have on the Capitol Park and its master plan. Approval to restart the development of the Master Plan, an anticipated two-year effort, was received in October 2004. In 2005, the DGS sought a landscape architect firm to develop a master plan for Capitol Park that would guide future land use and maintenance decisions for the park. The plan would include a park history, plant inventory and description of conditions, infrastructure findings, and recommendations regarding improvements to the park, public use, memorials, and maintenance. The scope included the entire Capitol Park (as recognized in statute), extending from 9<sup>th</sup> Street on the west to 15<sup>th</sup> Street on the east. Contract negotiations with the selected consultant were placed on hold because the estimate to develop the plan surpassed the original approved budget. Additional funds were approved in the 2007/2008 Budget for the Capitol Park Master Plan. The DGS continues to work with the Legislature in efforts to develop the final scope of the plan.

During 2002, the Firefighters Memorial and two brass seals commemorating early California history were completed and installed in Capitol Park. The Firefighters Memorial is located at the southeast corner of the intersection of the 13<sup>th</sup> Street driveway and center pathway in Capitol Park. The brass commemorative seals, one honoring early Spanish settlers, the other honoring Native-Americans, are located on the west steps of the Capitol.

The International World Peace Rose Garden, located on the west side of 15<sup>th</sup> Street and south of L Street, at the site of the earlier rose garden, was completed and dedicated in 2003. The .42 acre Victorian-styled garden complements the architecture of the historic State Capitol Building and features over 800 mature roses. Entrance arbors welcome visitors to the garden and numerous walkways lead to a courtyard and fountain at the center. Inspirational messages of peace written by young people throughout California, inscribed on plaques mounted on low markers, provide points of interest along the internal walkways of the garden.

The California Mexican American Veterans' Memorial Beautification and Enhancement Commission was established in 1993 to formalize a non-governmental committee of citizens actively involved in raising money for the maintenance and enhancement of a memorial for Mexican American veterans. Senate Bill 599 (McLeod) (Chap. 558, Stats. of 2007) authorizes the commission to establish a schedule for the design, construction and dedication of the memorial, and establishes an account in the general fund in which donations and funds collected shall be deposited. The legislation also reorganizes the commission from eleven members to seven. Senate Bill 1245 (McLeod) (Chap 520, Stats. of 2008) strengthens the provisions established in SB 599 by requiring verification of sufficient private funds before any construction may begin on the memorial.

The Sisters of Mercy sculpture commemorates the 150<sup>th</sup> anniversary of caring for those in need in the greater Sacramento region. Mother Mary Baptist Russell, California Foundress of the Sisters of Mercy, is depicted as a woman of vision, courage, and compassion, blazing the trail for her companion and followers as they bring hope and healing to those who are poor, sick, and uneducated. The sculpture grouping is located among the landscaping, adjacent to the east side of the North Pavilion Security entrance. Installation and unveiling of the mocha stone slab, with the sculptures placed on top, took place in September 2007.

The Holocaust Memorial (Assembly Bill 1210 (Levine) (Ch. 849, Stats. of 2006)) will represent the atrocities of all ethnic cleansing campaigns. The bill authorizes the construction of the memorial in the Capitol Historic Region, subject to the prior approval of the DGS and the Capitol Park Master Plan group, once the master plan for the State Capitol Park has been approved and adopted by the Joint Committee on Rules. Funds for the memorial are to be provided through private contributions.

The Search and Rescue Memorial (Assembly Bill 136 (Emmerson) (Ch. 311, Stats. of 2007)) will honor California search and rescue volunteers who have died in the line of duty. The bill authorizes the planning, construction, and maintenance of the memorial in the Capitol Historic Region, which will be funded with private donations, and prohibits the construction until the master plan of the State Capitol Park is approved and adopted by the Joint Committee on Rules.

The Purple Heart Memorial (Assembly Bill 2171 (Cook) (Ch. 585, Stats. of 2008)) will honor those who have been awarded the Purple Heart. The planning, construction, and maintenance of the memorial will be funded with private donations, once the master plan for the State Capitol Park has been approved and adopted by the Joint Committee on Rules.

While there have been yearly tree additions to Capitol Park, there have also been losses. A large number of trees in Capitol Park are over 100 years old; well beyond the expected life span for many of the species. The DGS confers annually with a private consulting arborist and an arborist from the City of Sacramento to make decisions on pruning and tree removal. Regardless of these conservation efforts, some trees fall of their own accord during extreme weather conditions, such as was experienced during the storms of January 2008. Since 2002, numerous mature trees have been lost to high winds, heavy rains, or removal due to the end of their life spans. An ongoing program of landscape maintenance and scheduled replanting of mature, urban tolerant specimens serves to minimize the loss of historic specimens, and offset the visual impact.

Opportunities to enhance the Capitol Area's public amenities and open spaces have also been incorporated into CADA developments and managed properties. Public amenities include building murals and enhanced landscaping on the street facades of CADA-managed structures, and sidewalk dining in front of restaurants throughout the area. Enhancing the pedestrian street experience is taking on increasing importance due to the foot traffic generated by the State's East End Complex project, the use of the

light rail stations on 16<sup>th</sup> Street, and completion of major residential projects over the past several years.

The most notable open space that CADA has completed to date is the incorporation of a city community garden into the development of Fremont Mews. The Fremont Community Garden, which opened in 2007 at the corner of 14<sup>th</sup> and Q Streets, is a permanently designated open space in the City Parks System. To create the Fremont Community Garden, CADA preserved 19,200 SF of the former community garden located on Block 286 (14<sup>th</sup> to 15<sup>th</sup> Streets and P to Q Streets) on land made available by the DGS, remediated the soil, funded major improvements, including the installation of the irrigation system and the construction of the perimeter fence, assisted a volunteer group of gardeners in completing the installation of the plots and, upon completion of this work, donated the property to the City Parks Department. In addition to standard plots, the garden also incorporates several accessible plots, plots to be used by children, two bocce ball courts, and fruit trees. The Fremont Community Garden Advisory Committee has also sponsored a design competition and fund-raising efforts to install permanent public art in the garden.

An additional garden was also established by CADA on a 32,424 SF site at 5<sup>th</sup> and W Streets, known as the Southside Community Garden, by acquiring this property with funding provided by the DGS through a credit toward the purchase of Block 286. After CADA remediated this site and funded the major improvements, this site was also donated to the City Parks Department as permanent open space.

All garden plots at both garden sites are reserved, and there is a waiting list of gardeners for plots as they become available.

In addition to CADA and the State's work on improving the open space and public amenities experience of the Capitol Area, the City of Sacramento has made improvements to Fremont Park on the block bound by 15<sup>th</sup>, 16<sup>th</sup>, P and Q Streets. To encourage use of Fremont Park, the city several years ago installed a playground, as well as sidewalks cutting diagonally through the park. In the past year the city installed a fountain in the center of the park. The weekly farmers market during the summer and spring further enlivens the park. As evidence of the importance of such amenities as Fremont Park to the growing resident population, enthusiastic area residents have formed the Friends of Fremont Park (FFP). The FFP pursues improvements and enhancements to the park to create and maintain it as a safe and pleasant place to visit.

**B. Develop a comprehensive signage program for the Capitol Area prior to commencement of street improvement activities.**

The State of California (the DGS and DPR) was included as a primary stakeholder in the Sacramento Central City Wayfinding System, developed by the City of Sacramento and the Downtown Sacramento Partnership. This program was intended to create a uniform and comprehensive signage system to efficiently direct travelers to and from major destinations in the Central City. In 2003, decisions were made on project areas, sign functions, sign designs, destinations to be signed, and major routes. During 2004,

the city selected a signage contractor and completed construction on the project, including signs installed on major thoroughfares in the Capitol Area.

**C. Develop streetscape improvement plans for priority streets, consistent with the open space and amenities implementation program, in the context of new development activities.**

The DGS, working with the City of Sacramento and utility and service providers, initiated changes in the streetscapes surrounding and within the East End Complex, primarily where Capitol Avenue extends through the complex from 15<sup>th</sup> to 17<sup>th</sup> Streets. As a mitigation measure, replica historic street lights were installed on Capitol Avenue and the streets surrounding the entire complex. In addition, the same style lights were installed on 16<sup>th</sup> Street between the East End Complex through Fremont Park to the light rail station on R Street, as well as along O Street between the Block 225 building and the 13<sup>th</sup> Street light rail station. Additionally, it was possible to take advantage of opportunities to bring the streets fronting the development into an integrated layout of landscaping, tree planting, open space, and sidewalk amenities.

Similar street development considerations will be given by CADA during the development of residential and commercial projects within the Capitol Area using the Capitol Park Neighborhood Urban Design Plan as a guide, and within the R Street Area using the R Street Urban Design Plan as a guide. On R Street, CADA (in conjunction with RT and the City of Sacramento) is currently working to effect capital improvements to the light rail stations at 13<sup>th</sup> and 16<sup>th</sup> Streets and design unique streetscape improvements between 10<sup>th</sup> to 13<sup>th</sup> Street and 16<sup>th</sup> to 18<sup>th</sup> Street. CADA secured federal assistance for this project.



## VII. Development of the Community

**Objective:** *To stimulate the development of a community within the Capitol Area which is attractive and comfortable to work in, live in, and visit, which is integrated into the fabric of the rest of the City of Sacramento, and which is physically and economically viable over the long term.*

### Principles

- Provide commercial and service facilities to meet the needs of residents, employees, and visitors in the Capitol Area.
- Incorporate ground-floor commercial into new State office and parking facilities and housing developments as feasible and appropriate, consistent with principles and land use designations, market demand, and other development considerations.
- Develop concentrations of commercial, social, and recreational activities for Capitol Area residents and employees.
- Link the Capitol Area physically and functionally to surrounding commercial and residential neighbors.

### Status of Action Items

#### **A. Use the Capitol Area Plan development program as the framework for decisions relating to the amount and type of new commercial activities in the Capitol Area.**

The 1997 Capitol Area Plan references an estimated need for approximately 90,000 additional square feet of retail, commercial, and service space as the Capitol Area Plan is built out to its maximum office and residential capacity. In terms of development and space distribution, 17 blocks within the 1997 Capitol Area Plan boundary are involved or will be involved in office and residential developments that could include or accommodate this type of space. Most of this floor space will be occupied by retail/commercial enterprises. However, two of the developments may involve office/commercial developments and one will be a child care service facility. The majority of the developments are connected with residential projects under CADA's sponsorship and the balance are under the DGS State-owned office development program or private ownership. Existing CADA managed retail/commercial properties are listed in Appendix D.

These retail, commercial, and service activities, which reflect a considerable investment and effort in their planning and development by both the DGS and CADA, will broaden the scope of community services in the Capitol Area. The referenced blocks within the 1997 Capitol Area Plan boundary and their related projects are outlined in the table shown on below. The amount of square feet to be developed in the R Street Area for

retail, commercial, and service space, as set forth by the City of Sacramento in the 1996 R Street Corridor Plan, has been superseded by the R Street Urban Design Plan prepared by CADA and adopted by the City Council in 2006.

**Retail / Commercial Development in the Capitol Area**

**Residential Blocks**

<b>Block No.</b>	<b>Project Name</b>	<b>Status</b>	<b>Type of Space</b>	<b>SF</b>
075	Capitol Lofts	In Development	Commercial	24,300
172	East End Gateway 1	Potential	Retail/Commercial	TBD
231	East End Gateway 2	In Development	Retail/Commercial	5,816
232	East End Gateway 3	In Development	Retail/Commercial	8,087
233	East End Gateway 6 & 7	Potential	Retail/Commercial	TBD
234	Fremont Building	Completed	Retail/Commercial	12,000
292	1500 Q Street	Completed	Retail/Commercial	1,200
293	East End Gateway 4	Potential	Retail/Commercial	TBD
222	TBD	Potential	Retail/Commercial	TBD
224	TBD	Potential	Retail/Commercial	TBD

**Office Blocks**

<b>Block No.</b>	<b>Project Name</b>	<b>Status</b>	<b>Type of Space</b>	<b>SF</b>
173	East End Complex	Completed	Retail/Commercial	6,800
174	East End Complex	Completed	Retail/Commercial <sup>1</sup>	6,000
225	East End Complex	Completed	Retail/Commercial	5,400
225	East End Complex	Shell Completed	Retail/Commercial	1,000
225	East End Complex	Completed	Child Care Interior	7,367
203	West End Complex	Potential		TBD
204	West End Complex	Potential		TBD
275	Caltrans Block	Potential		TBD

**Garage Blocks**

<b>Block No.</b>	<b>Project Name</b>	<b>Status</b>	<b>Type of Space</b>	<b>SF</b>
224	East End Complex	Completed	Office/Commercial	6,500
266	West End Complex	Potential	Retail/Commercial	TBD

**B. Locate space for commercial and services in office, parking, and residential development projects.**

As indicated by the preceding table, progress is being achieved toward meeting the overall retail/commercial requirements for the Capitol Area Plan through close

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<sup>1</sup> Unable to locate a viable retail tenant for these premises, a general purpose office suite was completed in 2007.

cooperation between the DGS and CADA.

In the residential blocks, there are CADA projects with a retail/commercial component on ten different blocks, including the proposed Capitol Lofts Project, the proposed East End Gateway sites, and the Fremont Building. Approximately 13,200 SF of retail/commercial space has been completed and added to the Capitol Area inventory since the preparation of the 1997 Capitol Area Plan, and an additional 38,200 SF of this type of space is in the development stage. The specific amount of retail/commercial space on several blocks has yet to be determined.

In the office and parking garage blocks, 6,500 SF of office/commercial space has been completed in the Block 224 garage, and approximately 19,200 SF of retail/commercial/service space was incorporated into the other portions of the East End Complex. Retail establishments located in the East End Complex include MVP's Sports Grill at Block 173, and The Grand, a 300 SF wine bar, which opened for business in 2007 at the corner of 16th and L Streets. At the Block 225 building, the shops that currently occupy the retail spaces include a frame and gift shop, as well as two restaurants, one specializing in cinnamon rolls and baked goods, and the other serving healthy rice bowls, teriyaki wraps, and salads.

The DGS was unable to locate a viable tenant for the retail space in Block 174. The 6,000 SF space was built out in 2007 as general purpose office space and occupied in August 2007 by the DMH.

The child care center on Block 225 is also complete and operational. The tenants formed a non-profit board of directors which, in turn, selected the Learning Academy as the provider for the center. Additionally, new commercial space could be included as part of the Capitol West Side Projects and the Block 275 State office opportunity site currently under study.

A significant amount of retail/commercial private development is underway in the R Street Area. The 21,957 SF restaurant and entertainment venue completed in 2004 at 15th and R Street is in full operation. CADA is working with business owners and the City of Sacramento to mitigate the impacts of these facilities' regional appeal on the surrounding neighborhood. The R Street Market completed in 2004 at 19th and R Streets has spurred additional retail and residential development in its vicinity. CADA is facilitating infrastructure improvements and planning is underway for the former Crystal Ice Storage and other R Street warehouse conversions. In 2008, CADA facilitated the adaptive reuse of an historic brick warehouse at 1409 R Street into a mixed-use development with 12 loft residential units above 12,000 SF of ground floor commercial.

In June 2007, a partnership controlled by the Bond Cos., a Los Angeles-based developer of infill housing and retail projects, purchased Capitol Towers, the four block area bounded by 5th, 7th, N and P Streets. Plans for the property include a high-density urban development, including five new residential towers with 1,646 new housing units, 50,000 SF of street-level retail, and parking garages wrapped by three to five stories of housing or office space, all of which can be built in phases as market conditions permit.

**C. Provide a variety of types of space, as appropriate for neighborhood retail, eating establishments, non-retail support commercial, and community services, consistent with the community development program.**

Within the context of the Capitol Area Plan documents, the DGS and CADA have an established program for coordinating the location of commercial and retail space in the Capitol Area, creating a link between the Capitol Area and the surrounding commercial and residential neighborhoods. In this regard, every effort is being made to provide a variety of opportunities to locate space for commercial, retail, eating establishments, and service uses in strategic locations within the Capitol Area. For State-owned buildings, these efforts will be consistent with applicable legal requirements, including those of the DOR's Business Enterprise Program and the Public Works Board.

Commercial and retail space incorporated into CADA projects will be consistent with the 1997 Capitol Area Plan as well as the Capitol Park Neighborhood Urban Design guidelines and the R Street Urban Design Plan.

**D. Support neighborhood programs and cultural events.**

In addition to the physical construction of spaces for commercial and neighborhood services, CADA, the DGS, and the City of Sacramento work together to support neighborhood programs and cultural events necessary to develop a sense of community. In 2008, these activities included the State's support of retail and entertainment establishments in the area by continuing to make the East End Complex State garage available for public use after hours, the CADA R Street Night Market Street Fair and Beijing Olympics Celebration, the CADA Earth Day Celebration at the intersection of 14<sup>th</sup> and O Streets featuring the re-opening of Sam's Market, CADA and the City of Sacramento's sponsorship of the annual "Chalk it Up to Sacramento" event, and the first "Movie in the Park" at Fremont Park celebrating CADA's 30<sup>th</sup> Anniversary.

In 2008, CADA and the DGS partnered in an audit of the Capitol Area to assess the physical condition of approximately 60 blocks incorporating residential buildings, State office buildings, private residential uses, private parking lots, and miscellaneous commercial uses. The evaluation includes the condition of sidewalks, curbs and gutters, the exterior condition of structures, the state of landscaping including street trees, the condition of street paving, crosswalks and street lighting, any prevalence of graffiti or other physical nuisances, and the availability of bicycle racks. CADA and the DGS will work in partnership with stakeholders to develop and implement improvement plans within their respective areas of responsibility.

The DGS is participating in the Capitol Region Core Task Force, sponsored by the Sacramento Metropolitan Chamber of Commerce. The group, consisting of business, public, City of Sacramento, City of West Sacramento, and State representatives, convenes monthly to discuss issues and projects that advance the goal of strengthening the region's urban core.

## VIII. Sustainable Design and Energy Conservation

**Objective:** *To ensure that the evolution and the development of the Capitol Area accomplishes an increase in the intelligent and efficient use of energy resources within the scope of State operations in metropolitan Sacramento.*

### Principles

- Ensure that new office, residential, and commercial buildings meeting applicable energy conservation building codes.
- Retrofit existing buildings to increase energy efficiency where appropriate and feasible, consistent with applicable laws and regulations.
- Maintain and promote energy efficiency in the management of State-owned facilities, including energy-efficient infrastructure to support those facilities.

### Status of Action Items

#### A. Comply with energy-conserving new and State historic building codes and operational procedures.

The DGS has consistently been a leader in promoting sustainable building design measures in the development, financing, and construction of energy-efficient projects in the Capitol Area. Numerous projects undertaken by the DGS over the years demonstrate this leadership role, including the construction and renovation of numerous buildings to LEED certification standards, as well as infrastructure studies on, and retro-commissioning of, many older State-owned buildings, and energy-efficient lighting improvements completed in a number of downtown State-owned buildings.

The DGS hosted one of its largest and most impressive Earth Day celebrations in 2007 at its headquarters in West Sacramento, during which the DGS was able to showcase these and many other innovative actions being undertaken by State government to keep the planet green.

In response to a directive from the Secretary of the State and Consumer Services Agency (SCSA) in 1999, the DGS, the California Integrated Waste Management Board, the California Energy Commission, the DHS, the California Air Resources Board, and the Department of Finance reached consensus on a groundbreaking effort to incorporate sustainable building measures into the East End Complex bid documents. The development of the East End Complex has become a model for the State's ability to incorporate "green construction" features into energy-efficient and sustainable buildings. In addition, the DGS was honored with a Green Leadership Award in the "Green Building" category for its LEED certification efforts at the East End Complex.

Ongoing Administration and legislative actions have advanced the State's leadership in

constructing energy-efficient buildings. In August 2000, Executive Order D-16-00 was issued to establish State sustainable building goals to site, design, construct, deconstruct, renovate, operate, and maintain State buildings that are models of energy, water, and materials efficiency. The Secretary of the SCSA, through the DGS' real estate program, identified economic and environmental performance measures to provide guidelines for the implementation of the sustainable building goals. In 2002, the DGS created the Office of Sustainability to assist the department in achieving its sustainability goals.

In an area related to building design and efficiency, a new element has been added as a required component in the development of office buildings by the DGS. In an effort to ensure that the planning, design, construction, and evaluation of State buildings result in the highest possible quality product, the "Excellence in Public Buildings Initiative" was accepted in 2004 as an Agency initiative. The initiative provides a set of principles and specific guidelines to ensure energy efficiency, cost control, and quality are integrated into the construction of the State's public buildings. The earliest application of this initiative in the Capitol Area is seen in the renovation and upgrading of OB 8, 9, and 10.

Solar energy plays a role in the State's efforts to conserve energy and, in August 2002, the largest solar electric system installed on a single rooftop was completed at the Franchise Tax Board (FTB) headquarters in Sacramento. This project was the result of a partnership with the DGS, the FTB, SMUD, and the Power Light Corporation of Berkeley.

With the completion of the East End Complex, a second solar energy-producing system was brought online. A total of 5,580 photovoltaic panels located on the five buildings making up the complex generate up to 165.7 kilowatts of power on optimum days.

In an effort to advance the State's efforts in energy conservation, Governor Schwarzenegger signed the Green Building Executive Order S-20-04 in July 2004. The order directs all State agencies to commit to an aggressive action plan to reduce State building electricity usage by retrofitting, building, and operating the most energy and resource efficient of facilities. In addition, all new and renovated State-owned facilities are to be designed, constructed, and operated as LEED Silver or higher certification. In 2006, the East End Complex Block 225 building was awarded the LEED-EB Platinum certification, the highest given by the USGBC. In 2007, 721 Capitol Mall, newly renovated for the DOR, was awarded the LEED-NC Silver certification. The four East End Complex buildings on Blocks 171-174 received the LEED-EB Gold certification shortly thereafter, in February 2008. The Library and Courts Building renovation, when complete, will be rated LEED-NC Silver, and the new central plant construction is incorporating features that will achieve a LEED-NC Gold rating for the facility. State agencies, departments, and other entities under the direct executive authority of the Governor are charged with the responsibility of taking measures to reduce grid-based energy purchases for State-owned buildings by 20 percent by the year 2015. The provisions of this Executive Order are being coordinated through the SCSA with support of the DGS.

In 2008, a five-member team was formed within the DGS to concentrate on the State's effort to LEED certify all State-owned buildings. Above and beyond those previously mentioned, buildings within the Capitol Area slated for EB certification in the 2008-2010 timeframe include the Food and Agriculture Headquarters, EDD, Energy Commission, Secretary of State, State Personnel Board, and Jesse M. Unruh.

In support of Executive Order S-20-4, all State-owned buildings 50,000 SF or larger are required to be retro-commissioned on a recurring five-year basis to optimize existing energy systems and improve energy performance. Retro-commissioning is a systematic, documented process that identifies low-cost operational and maintenance improvements in existing buildings, and brings the buildings up to the design intentions of its current usage. Capitol Area buildings scheduled for retro-commissioning in the 2008-2010 timeframe include the Energy Commission, Secretary of State, Bateson, and Jesse M. Unruh.

An infrastructure renovation program has been developed by the DGS to provide physical and technical upgrades and increased efficiency for some of the older State-owned buildings that have been continuously occupied by State agencies over the years. A specific infrastructure study is designed to address major building systems and hazmat remediation, and to assess work needed to bring individual buildings into compliance with current building codes and standards for occupancy by State agencies. The completed studies provide the DGS with a diagnostic evaluation and cost estimate for near-term and longer-term work necessary to allow the State's use of the facility. Infrastructure studies have recently been completed for the Bateson and Jesse M. Unruh buildings. A study for the State Personnel Board building was completed in 2008.

Assembly Bill 32 (Nunez) (Ch. 488, Stats. of 2006), the California Global Warming Solutions Act of 2006, creates a comprehensive, multi-year program to reduce GHG emissions to 1990 levels by the year 2020. Senate Bill 375 (Steinberg) (Ch. 728, Stats. of 2008), signed into law in October 2008, supports Assembly Bill 32, by requiring the 18 metropolitan planning organizations across the state of California to show that their future planning scenarios will result in a reduction in carbon. The DGS, in cooperation with the California Climate Action Registry, is currently working to benchmark the carbon footprint of all State-owned buildings, including all fleet emissions, welding, generator, gases and electricity use and, once complete, will have the information required to implement the appropriate measures within State-owned buildings to comply with the requirements of this new program.

**B. Promote curbside recycling, tree planting, and other area-wide energy conservation programs.**

As noted before, CADA has energy policies for use in existing and newly-developed residential and commercial properties in the Capitol Area. Additionally, CADA has established an ongoing working relationship with the City of Sacramento to plant street trees within the Capitol Area, to promote curbside recycling for residential properties, and to develop other plans for energy conservation over the long term. These efforts

dovetail with those of the DGS in terms of promoting energy conservation in office and parking developments.

In 2008, CADA began work with the Green Action Team established by the DGS to implement the 20 percent reduction in each individual State-owned building managed by CADA. The first two CADA managed structures selected to undergo energy audits by SMUD are Biele Place and the 17<sup>th</sup> Street Commons.

With regard to new CADA developments, in the re-design of the Capitol Lofts Project, Holliday Development is working with the U.S. Department of Energy Natural Renewable Laboratory and SMUD on a pilot project to incorporate cutting-edge energy systems.

**C. Explore the feasibility of using electric shuttle vehicles.**

The DGS Office of Fleet and Asset Management (OFAM) explored the use of electric shuttle vehicles for the peripheral parking service. However, after evaluating the most current electric vehicle technology, the OFAM determined that a number of obstacles must still be overcome before electric buses can be used successfully.

The January 2004 Capitol Area Plan Progress Report described an agreement between the DGS and RT for shuttle services to transport employees between major transit stops in the Capitol Area and the Ziggurat building in West Sacramento. Starting in April 2003, RT expanded their bus routes to provide a broader circular network that includes the peripheral parking lots, State office buildings in the core area, the Ziggurat building in West Sacramento, and connections to light rail and Amtrak. The service is available to State employees and members of the public. RT is using low-emission, natural gas buses for this service. Funding cutbacks in recent years have led RT to discontinue some bus lines with low ridership, including some to the Ziggurat building. The threat of future funding cuts could potentially result in further cutbacks in service.

Expansion of the RT light rail system continued as work was completed in December 2006 on the Amtrak/Folsom Corridor project. Included in the scope of this work was the construction of two new light rail stations (7<sup>th</sup> and I Streets, and 8<sup>th</sup> and K Streets), improvements to the platform at the St. Rose of Lima Park Station (7<sup>th</sup> and 8<sup>th</sup>, and K Streets), and extension of the RT tracks by 0.7 miles to the new Sacramento Valley Station located adjacent to the existing Amtrak train station.

The OFAM is attaining a more energy-efficient and cleaner fleet with the addition of alternative fuel and low emission vehicles that are available for short-term and long-term use by State agencies in the Capitol Area. The alternate fuel and low-emission vehicles in the DGS fleet include compressed natural gas, propane, and gasoline/electric hybrid sedans, pickups, and vans. The OFAM recently installed an E-85 alternative fuel pump to complement the compressed natural gas pump at the Sacramento State Garage, and is developing demonstration projects with two automobile manufacturers to test hydrogen-powered fuel cell vehicles for use in the State fleet.



**D. Consider energy efficiency as a criteria in the selection of streetlights and other street furniture and infrastructure.**

The development of new State building projects and restoration of existing buildings offer the opportunity to incorporate energy saving elements in streetscapes, including advanced infrastructure and equipment for street lighting, landscaping, and curbside amenities that will be less expensive (energy-consuming) to operate and maintain. At the same time, streetscape safety and comfort will be enhanced. In 2001, the DGS installed a new energy system for lighting in Capitol Park, reducing the wattage for the lights by approximately 20-25 percent, while reducing the actual lighting levels by only about 5 percent. The DGS continues to explore opportunities to incorporate energy saving elements in all streetscape projects planned or constructed.

CADA will be working with developers of residential and residential/commercial projects to provide similar energy efficient streetscapes and street amenities. Here again the need will be to provide a safe, comfortable, and attractive street presentation that will encourage local residents, employees, and visitors to make use of the commercial facilities at times other than working hours.

## **IX. State Relation to Local Government**

**Objective: *To ensure the integration of planning and development efforts in the Capitol Area with the activities of all appropriate local government agencies.***

### **Principles**

- Coordinate the State's Capitol Area planning and development efforts with local and regional agencies to ensure integration of the Capitol Area with the surrounding area.
- Work with local governments to ensure compatibility of land uses and building intensities between State-owned and privately-owned sites in and adjacent to the Capitol Area.
- Coordinate infrastructure improvements with the City of Sacramento and relevant agencies to ensure adequate services to support planned development.

### **Status of Action Items**

**A. Use the Technical Advisory Committee as a mechanism to address land use, urban design, and infrastructure provision issues, and to encourage adoption and incorporation of Capitol Area Plan provisions in local plans and implementation documents.**

The DGS chairs the Technical Advisory Committee. Other entities represented on the committee include CADA, various branches of the DGS, the Legislature, other State agencies, the City of Sacramento, the City of West Sacramento, and regional planning agencies such as the Sacramento RT and the Sacramento Metropolitan Air Quality Management District. In addition, business and neighborhood groups such as the Sacramento Downtown Partnership and Capitol Area homeowners associations have had representation on this committee.

This committee advises the Capitol Area Committee on technical issues pertaining to Capitol Area Plan activities. Additionally, through this committee, an ongoing process has been created to provide a broad two-way communication channel between the agencies on plans, projects, and activities of mutual interest. The Technical Advisory Committee will continue to be used to provide a close relationship between all interested agencies and groups to ensure a Capitol Area Plan that is representative of the needs and expectations of the State and the surrounding community.

**B. Inform affected local government agencies of short- and long-term development plans in the Capitol Area.**

The Capitol Area Committee and the Technical Advisory Committee were created to provide effective communication between local government agencies and the State entities that are responsible for the implementation of the Capitol Area Plan. These

committees meet regularly and receive public input from agencies and concerned groups or individuals regarding all aspects of implementation of the Capitol Area Plan. Regular agenda items include updates on CADA activities and State office development. Additionally, the City of Sacramento and the City of West Sacramento are periodically included on the agenda to report on city planning and development activities in the area.

The Capitol Area Committee members are appointed to four-year terms. Appointments to the Committee in 2005 include: Governor's appointment of John Lambeth as Chair, and Betty Diepenbrock; Assembly Speaker appointments of Assembly Member Dave Jones and Ron Vrilakas; and Senate Rules appointment of Jerry Woolledge.

**C. Participate in local government planning efforts that affect State interested in downtown Sacramento.**

The DGS and CADA will continue to participate in local planning efforts, especially those addressing downtown planning and development projects and issues that may impact the Capitol Area. The State has participated in a variety of local government committees and task forces, which include the Downtown Sacramento Partnership, the 2005 Downtown Sacramento Development Strategy, the Technical Advisory Committee, the Thursday Night Market Committee, the Downtown Sacramento Partnership Parking Committee, CADA planning charettes and public workshops, the Broadway Corridor Task Force and, most recently, the Capitol Region Core Task Force. Additionally, the DGS was involved in City of Sacramento/Downtown Sacramento Partnership effort to develop a Sacramento Central City Wayfinding/Signage Program. These special committees and workshops provide the State with information on planning activities in neighboring areas, and also serve to strengthen relationships between the State, city, neighborhood groups, and other downtown entities.

As a property owner, the State of California is participating financially in three business improvement districts, the Downtown Sacramento Partnership; the River District, formerly known as the Capitol Station Business Improvement District, which covers the Richards Boulevard area; and the Midtown Business Association (MBA), the western boundary of which includes the State's East End Complex on 16<sup>th</sup> Street. The DGS is a member of the Board of Directors for each of these three business improvement districts. Additionally, the State participates in assessment districts formed by the Sacramento Area Flood Control Agency (SAFCA) and the West Sacramento Flood Control Agency, approved in April 2007 and July 2007, respectively, to raise funds for flood control projects in Sacramento and West Sacramento. CADA also participates in the Downtown Sacramento Partnership, the MBA, and the SAFCA assessment districts.

Development of the East End Complex was closely coordinated with the City Technical Committee that met on common issues including off-site traffic, tree relocation, and emergency response. Members of this committee included the State management team and representatives of the City of Sacramento, CADA, the Department of Transportation, RT, and the design/builders.

The DGS continues to closely follow the progress of the City of Sacramento's South Midtown Area Revitalization and Transportation Plan Project. This plan includes modifications to L, N, P and Q Streets to improve public safety, reduce speeds, and enhance the neighborhood environment in the vicinity of the East End Complex. The plan was adopted and major portions of the plan were implemented in fall of 2004, including reducing the number of lanes from three to two on L, N, P and Q Streets between 15<sup>th</sup> Street and 29<sup>th</sup> Streets, as well a conversion from three to two lanes on 19<sup>th</sup> and 21<sup>st</sup> Streets. Bike lanes have been installed on both sides of the street where the lanes were converted. Additional improvements include high visibility crosswalks, bulb-outs (pedestrian safety corners), pedestrian islands, and one traffic circle. The department's interest is focused on the project's effect on traffic and transportation in the Capitol Area.

The DGS meets regularly with planning and development services staff members from both the cities of Sacramento and West Sacramento. Discussion topics include current and future plans and other items of mutual interest.

In accordance with the mandates of Senate Bill 1460 (Ortiz) (Ch. 468, Stats. of 2002), CADA has prepared an urban design and infrastructure plan for redevelopment of the R Street Area and advancement of the Capitol Area Plan, and an implementation plan for its redevelopment and development activities in the R Street Area.

In 2004, CADA held a series of community workshops during which the DGS, the City of Sacramento, and other stakeholders aided in the development of the R Street Urban Design Plan that was adopted by the CADA Board in 2005, and the Sacramento City Council in 2006. The Urban Design Plan contains policies and guidelines for both the public and private realms of R Street between 9<sup>th</sup> and 19<sup>th</sup> Streets. New street cross sections were adopted into the Central City Community Plan. Building and other streetscape guidelines were adopted into the City's Central Neighborhood Design Guideline document.

In 2008, CADA adopted the R Street Area Implementation Plan that sets forth the strategies CADA will use to meet its affordable housing requirements and conduct development programs and activities in the section of the R Street Corridor within the CADA Redevelopment Project Area.

## **X. Administration and Implementation**

**Objective: *To ensure the effective implementation of the plan, by providing effective development mechanisms, by maintaining communications and coordination with all agencies and constituencies and by updating the plan as needed.***

### **Principles**

- Maintain the DGS responsibility for updating implementation the Capitol Area Plan.
- Continue to utilize the Capitol Area Committee and the Technical Advisory Committee as advisory bodies to the Director of the DGS.
- Continue to support housing and commercial development on State-owned land and management of existing State-owned residential and commercial building by CADA.
- Monitor Capitol Area Plan implementation on an ongoing basis.

### **Status of Action Item**

**A. Evaluate progress on Capitol Area Plan implementation on annual basis, with particular focus on actions identified as priorities for the year.**

This Progress Report is designed to meet the requirements of GC Section 8164, which requires the DGS to present an annual analysis and reporting to the Legislature on the implementation of the Capitol Area Plan.

**B. Review the Capitol Area Plan Implementation Program periodically as necessary; update the program and add or remove implementation actions as appropriate.**

The 1997 Capitol Area Plan was developed to be a flexible document that could adjust to current conditions and change in future needs. As appropriate, the Implementation Program will be updated to ensure a correlation between the Capitol Area Plan objectives and the implementation action items.

**C. Identify priority actions for implementation over the upcoming one- and five-year periods on an annual basis.**

Priority actions identified in the Capitol Area Plan Implementation Program continued to be valid.

## Appendix A

### Capitol Area Committee and Technical Advisory Committee Members

<b>Capitol Area Committee Members</b>	<b>Appointing Power</b>
John Lambeth, Chair	Governor's Office
Darryl Chinn	Governor's Office / City Representative
Curtis R. Namba	Governor's Office / County Representative
Betty Diepenbrock	Governor's Office
Assembly Member Dave Jones	Assembly Speaker's Office
Ron Vrillakas	Assembly Speaker's Office
Jerry Woledge	Senate Rules Committee
Vacant	Senate Rules Committee
Doug Button	Department of General Services Director

### Technical Advisory Committee

<b>State</b>	<b>Local</b>
Department of General Services	Capitol Area Development Authority
Division of the State Architect	City of Sacramento
Office of Fleet and Asset Management	Development Services Department
Real Estate Services Division	Department of Public Works, On Street Parking
California Highway Patrol	Economic Development Department
Department of Transportation	Planning Department
Senate Budget and Fiscal Review Committee	City of West Sacramento, Redevelopment Agency
	Downtown Neighborhood Association
	Downtown Sacramento Partnership
	Sacramento Metropolitan Air Quality Management District
	Sacramento Regional Transit District

### CAPITOL AREA COMMITTEE

#### Authority:

The Capitol Area Committee was formed in 1977 to advise Director of the DGS about issues affecting the Capitol Area Plan per GC Sections 8164.1– 8164.3.

#### Membership:

The Committee consists of nine members appointed as follows:

- A. Four members are appointed by the Governor, of which at least one is appointed from a list of three candidates submitted by the City of Sacramento, and at least

one is appointed from a list of three candidates submitted by the County of Sacramento (four-year terms).

- B. Two members are appointed by the Speaker of the Assembly (one of whom may be a member of the Assembly), and two members are appointed by the Senate Rules Committee (one of whom may be a member of the Senate) (four-year terms).
- C. One member is appointed by the Director of DGS (term is at the pleasure of the Director).

The Chairperson is elected by the Committee Members.

**Meetings:**

Meetings are open to the public and are held quarterly, typically on the first Tuesday of the first month of the quarter, at 2:00 p.m. (established by Committee); upon call of the Chairperson; or upon written request of any three members (GC Section 8164.2). Meetings are normally held at the CADA Headquarters, 1522 14<sup>th</sup> Street, First Floor Boardroom, Sacramento, California. Members are always notified of meeting changes and cancellations.

**Organizational Functions and Responsibilities:**

The Capitol Area Plan was established for the orderly development of the State's facilities in the metropolitan area of Sacramento. It serves as the master plan for development of State-owned land within the Capitol Area. The DGS is assigned responsibility for carrying out development within the Plan Area in accordance with the Capitol Area Plan. The DGS must report annually (GC Section 8164) to the Legislature on its actions.

It is the purpose of the Committee to independently review DGS' reports to the Legislature and to counsel and advise DGS in the carrying out of its responsibilities related to the Capitol Area Plan. The Committee may submit separate comments on DGS' reports on the Capitol Area Plan to the Legislature. The Committee involves a broad cross-section of interested citizens in the form of an advisory body. The advisory body serves without compensation.

Within the DGS, the main point of contact for the Committee is the Real Estate Services Division, Asset Management Branch.

**Contact Person:**

Staff contact is Liz Ames, Associate Construction Analyst, DGS, 707 Third Street, Sixth Floor, West Sacramento, CA 95605. Her contact numbers are (916) 376-1831 or fax (916) 376-1833.

## TECHNICAL ADVISORY COMMITTEE

### **Authority:**

The Technical Advisory Committee (Committee) was formed in 1977 to provide technical comments to the Capitol Area Committee. GC Sections 8164.1– 8164.3 established the Capitol Area Committee and provided that an advisory body to the Committee could be created.

### **Membership:**

Membership is determined by DGS, Real Estate Services Division. Members are representatives of a cross-section of planning, transportation, business, neighborhood, development, local, regional, and State agencies, and associations that provide technical analyses and comments for the consideration of the Capitol Area Committee. In turn, the Capitol Area Committee advises the Director of DGS about issues affecting the Capitol Area Plan. The Committee is chaired by the Chief, Asset Management Branch, Real Estate Services Division, DGS.

### **Meetings:**

Meetings are open to the public and are held quarterly, and additionally as needed, at 8:30 a.m. at the CADA Headquarters, 1522 14<sup>th</sup> Street, First Floor Boardroom, Sacramento, California.

### **Organizational Functions and Responsibilities:**

The Committee examines proposals and issues that may have an impact on the planning area governed by the Capitol Area Plan (GC Section 8160.1). Through the Chairman of the Committee, comments, analyses, and recommendations on technical planning matters and issues of the community are reported to the Capitol Area Committee.

### **Contact Person:**

Staff contact is Liz Ames, Associate Construction Analyst, DGS, 707 Third Street, Sixth Floor, West Sacramento, CA 95605. Her contact numbers are (916) 376-1831 or fax (916) 376-1833.



## Appendix B

**Capitol Area Development Authority  
Board of Directors  
June 2008**

**Members**

Ann Bailey, Chair  
William Ishmael, Vice Chair  
Ron Alvarado  
Bob Lagomarsino  
Page Robbins

**Appointing Power**

State of California  
City of Sacramento  
State of California  
City of Sacramento  
CADA Board of Directors

Executive Director: Paul B. Schmidt

Board Secretary: Sharon M. Bennett

## Appendix C

### State-Owned and CADA-Managed Residential Properties

Address	Property Name	Market-Rate Units <sup>2</sup>	Rent-Assisted Units	Total Units	Lease No.
1517 12 <sup>th</sup> Street		7	2	9	6465
1521 12 <sup>th</sup> Street		3	1	4	6465
1506 13 <sup>th</sup> Street	McCafferty Manor	20	3	23	6465
1512 13 <sup>th</sup> Street		7	0	7	6465
1428 14 <sup>th</sup> Street	Metro Building	8	0	8	6465
1317 15 <sup>th</sup> Street	Lombard	12	0	12	6465
1325 15 <sup>th</sup> Street	Park Mansion	37	5	42	6465
1421 15 <sup>th</sup> Street	Biele Place*	1	34	35	6527
1500 15 <sup>th</sup> Street	Auslender	24	1	25	6465
1501 15 <sup>th</sup> Street	Dauger Manor	21	1	22	6465
1510 15 <sup>th</sup> Street	The Victorian	3	0	3	6465
1514 15 <sup>th</sup> Street	The Victorian	2	0	2	6465
1412 ½ 16 <sup>th</sup> Street	(Above Luna's)	4	0	4	6465
1601 16 <sup>th</sup> Street	Elmwood	18	3	21	6465
1316 N Street	Le Chateau	11	0	11	6718
1320 N Street	Senator Manor	24	6	30	6718
1400 N Street	Dean Apartments	11	0	11	6465
1500 N Street	Brannan Court*	32	8	40	6527
1517 N Street	Capitol Grounds	12	2	14	6465
1522 N Street	Judith Manor	25	5	30	6465
1616 N Street	Grantwood Manor	17	3	20	6465
1622 N Street	Shelly Arms	24	6	30	6465
1228 O Street	Gibson Arms	13	7	20	6465
1316 O Street		8	3	11	6465
1317 O Street	The Valencia	13	3	16	6465
1327 O Street	Capri	9	3	12	64665
1330 O Street		2	0	2	6672
1400-04 O Street	Greentree	17	0	17	6671
1414 O Street	Moore Manor	11	3	14	6671
1420 O Street	The Statesman	22	5	27	6465
1506 O Street	Johnston House	0	6	6	6618
1510 O Street	Don Carolos Apts.*	2	8	10	6618

<sup>2</sup> The number of rent-assisted units at any location may vary from the number required, based on tenancy.

With the exception of units in buildings that already have affordability restrictions mandated by regulatory agreement, vacant units are counted as market-rate units. Properties that have specific affordability restrictions are asterisked.

Address	Property Name	Market-Rate Units <sup>2</sup>	Rent-Assisted Units	Total Units	Lease No.
1515 O Street	Morgenson Manor	18	2	20	6527
1625 O Street		17	3	20	6645
1201 P Street	Del Capri	6	2	8	6465
1209 P Street	Wing Manor	7	4	11	6465
1214 P Street		5	0	5	6465
1215 P Street	Gibb Arms	9	3	12	6465
1216-18 P Street		2	0	2	6465
1220 P Street	Deus	6	5	11	6465
1330 P Street	Palm Mansion	4	0	4	6710
1615-17 P Street	Lanai Apartments	14	6	20	6465
1623 P Street	Lanai Apartments	9	3	12	6465
1321 Q Street		6	0	6	6465
1619 Q Street	Rooming House	13	3	16	6617
1001-35 Q Street	Somerset Parkside*	1	25	26	6619
1614-40 O Street	17 <sup>th</sup> St. Commons*	17	12	29	6620
Placements in Process	Multi-Site	-9	9	0	N/A
<b>TOTAL</b>		<b>574</b>	<b>210</b>	<b>784</b>	

## Appendix D

### State-Owned and CADA-Managed Retail / Commercial Properties

Address	Business Name	Type of Business	Lease No.
1601 10 <sup>th</sup> Street	Yummy Choice	Restaurant	6619
1603 10 <sup>th</sup> Street	OB 2000	Restaurant	6619
1607 10 <sup>th</sup> Street	Sacramento Bagel Time	Restaurant	6619
1623-25 10 <sup>th</sup> Street	Goodyear Cobbler and Cleaners	Dry Cleaners & Cobbler	6619
1424 14 <sup>th</sup> Street	Capitol Dry Cleaners	Dry Cleaners	6465
1426 14 <sup>th</sup> Street	Alternations By Pros	Alternations Shop	6465
1501 14 <sup>th</sup> Street	Gaylord Sacramento India	Restaurant	6671
1317 15 <sup>th</sup> Street	Law Offices of Rob Hewitt	Office	6465
1401 & 1409 16 <sup>th</sup> St.	Enterprise Rent-A-Car	Car Leasing	6465
1412 16 <sup>th</sup> Street	Golden Gate Cleaners	Dry Cleaners	6465
1413 & 1415 16 <sup>th</sup> St.	Simon's Bar & Grill	Restaurant	6465
1414 16 <sup>th</sup> Street	Luna's Café	Restaurant	6465
1419 16 <sup>th</sup> Street	Mercury Cleaners	Dry Cleaners	6465
1421 16 <sup>th</sup> Street	Albert Lovely-Ball Consultants, LLC	Consultant	6465
1520 16 <sup>th</sup> St., #B & D	ACIS	Travel Company	6697
1530 16 <sup>th</sup> St., #A & C	Mochii Yogurt	Yogurt Shop	6697
1614 N Street	Hand-in-Hand	Day Care	6697
730 O Street	Capital Athletic Club	Athletic Club Parking	6650
1322 O Street	The Courtyard	Banquet Hall	6465
1329-31 O Street	Vallejo's Restaurant	Restaurant	6465
1330 O Street	Sam's Market	General Store	6465
1036 P Street	Le Croissant	Restaurant/Café	6619
1209 P Street	Forever Young	Day Care	6465
1212 P Street	RMB Enterprises	Computer Billing Srvcs.	6465

## Appendix E

### New CADA Housing Development Since 1978

Project	Site	Site Acres	Privately Owned	State or CADA	No. of Units	Dwelling Units/Acre	Completed
Somerset Parkside 1001-35 Q Street	RS-2	2.5	75	26	Market 76 Low 25	40	1984
Saratoga Townhomes 900 Q Street	4-B	1.17	36		Market 36	31	1983
Stanford Park 1515-23 P Street	15B/19C	1.76	50		Market 50	28	1986
Palm Mansion 1330 P Street	7C	0.07		4	Market 4	57	1985
Delta Victorians 16166-26 14 <sup>th</sup> Street	7C	0.15	8		Market 8	53	1984
Wiese Townhomes 1612 14 <sup>th</sup> Street	7C	0.07	3		Market 3	43	1993
Admail Express 1501-12 14 <sup>th</sup> Street	16A	0.11	7		Market 4 Low 3	64	1984
Greentree Commons 1400-04 O Street	15A	0.59		17	Market 17	29	1988
Brannan Court 1500 N Street	6A	0.59		40	Market 32 Low 8	68	1988
Biele Place 1421 15 <sup>th</sup> Street	6B	0.51		35	Market 1 Low 34	69	1984
17 <sup>th</sup> Street Commons 17 <sup>th</sup> and O Streets	5/8B	1.26		29	Market 17 Low 12	23	1981 2001
Wiese 17 <sup>th</sup> /O Sts. 1631 O Street	8B	0.15	3		Market 3	20	1988
Rooming House 1619 Q Street	9A	0.15		16	Market 16	107	1982
Elmwood 1601 16 <sup>th</sup> Street	N/A	0.44		21	Market 21	48	1981
Capital Terrace 1615 O Street	8C	0.59	60		Low 60	102	1994
Governor's Terrace 1519 14 <sup>th</sup> Street	15C	0.59	44		Market 44	75	1997
The Inn Off Capitol Park 1530 N Street	N/A	0.22	38		Hotel 38	173	2000
Fremont Building 1501 16 <sup>th</sup> Street	5A	0.89	69		Market 58 Low 11	77	2001
1500 Q Street	N/A	0.15	6		Market 4 Low 2	40	2001
17 <sup>th</sup> and N Streets	8E	0.29	18		Market 18	62	2001

2009 Capitol Area Plan Progress Report

<b>Project</b>	<b>Site</b>	<b>Site Acres</b>	<b>Privately Owned</b>	<b>State or CADA</b>	<b>No. of Units</b>	<b>Dwelling Units/Acre</b>	<b>Completed</b>
1321 Q Street (moved from 1201 Q Street)		0.07		4	Market 4	57	2001
1326 P Street (moved from 1223 Q Street)		0.15		12	Market 12	80	2001
Capitol Park Homes 12 <sup>th</sup> /14 <sup>th</sup> , P/Q Street	18A/7A	3.45	64		Market 46 Moderate 6 Low 12	19	2002/ 2003
Fremont Mews 15 <sup>th</sup> and Q Streets	13	2.05	119		Market 71 Low 24 Very Low 24	54	2005
<b>TOTALS</b>		<b>16.80</b>	<b>600</b>	<b>204</b>	<b>Market 545</b> <b>Moderate 6</b> <b>Low 191</b> <b>Very Low 24</b> <b>Hotel 38</b> <b>TOTAL: 804</b>	<b>47.85</b>	

## Appendix F

### CADA Projects to be Completed 2009-2014

Project	Site No.	Block No.	Bldg. SF	Site Acres	No. of Units	Dwelling Units/Acre	Completed
1610 17 <sup>th</sup> Street	9B	293 Parcel 11	2,200	.04	Market 2	50 Medium	2009
East End Gateway Site 2 (NW corner of 16 <sup>th</sup> and O Streets)	6	231	9,190	.44	Market 24	55 Medium	2010
East End Gateway Site 3 (SW corner of 16 <sup>th</sup> and O Streets)	19C	232	14,731	.72	Market 60	83 High	2010
Capitol Lofts 1108 R Street	N/A	075	257,909	1.18	Market 137	111 High	2014
East End Gateway Site 1 (NW corner of 16 <sup>th</sup> and N Streets)	12B	172	233,700	.70	Market 125	178 High	2013
1316, 1320 and 1330 N Street (SW corner 14 <sup>th</sup> and N Streets)*	21A	223	TBD	.58	TBD 60 or Over	103 High	2014
East End Gateway Site 5 (1610 and 1614 N Street, SE corner of 16 <sup>th</sup> and N Streets)*	N/A	233	TBD	.29	Very Low 69	237	2013
East End Gateway Site 4 (SE corner of 16 <sup>th</sup> and P Streets)*	9A	293	TBD	.44	TBD 21 or Over	47 Medium	2013
<b>TOTALS</b>				<b>4.39</b>	<b>Market 348  Very Low 69  TBD 81  TOTAL: 498</b>	<b>112</b>	

\* Development of these sites requires the demolition of existing buildings.

General Notes:

- (1) The above residential developments may include complementary mixed use of the site.
- (2) Assumptions may vary depending on market demand / conditions.

## Appendix G

### CADA Projects to be Completed 2015-2020

Project	Site No.	Block No.	Acres	Density Range	Proposed # of Units
1322 O Street (SW corner 14 <sup>th</sup> and O Street)	16A	224B	.24	Medium	15
East End Gateway Sites 6 and 7 (1401 and 1413-15, 1417-19 and 1421 16 <sup>th</sup> Street – SE corner of 16 <sup>th</sup> and N Streets and NE corner of 16 <sup>th</sup> and O Streets)	8D	233	.58	High	50
12 <sup>th</sup> , 13 <sup>th</sup> and O and P Streets (South half of the Block)*  Note: subject to DGS approval.	14C	222A	1.46	High	150
<b>TOTAL</b>			<b>2.28</b>		<b>215</b>

\* Development of these sites requires the demolition of existing buildings.

General Notes:

- (1) The above residential developments may include complementary mixed use of the site.



## Appendix H

### PUBLIC ART WORK IN THE CAPITOL AREA

#### **Bateson Building** (1600 Ninth Street)

- Sculpture – Tres Marias/Three Fates (Neri, Manuel)

#### **Building & Property Management HQ Building** (1304 O Street)

- Mural – Early Morning American River (Jian Wang)

#### **EAST END COMPLEX:**

##### **Capitol Avenue Plaza**

- Sculpture – Zone of Public Gathering (Lita Albuquerque and Mitchell de Jarnette)
- Sculpture – Zone of Transformation (Lita Albuquerque and Mitchell de Jarnette)
- Sculpture – Discs (Lita Albuquerque and Mitchell de Jarnette)

##### **15<sup>th</sup> Street**

- Stone Sculpture – Sierra Boulder and Bowl (Kenneth Matsumoto)

##### **Block 171** (1501 Capitol Avenue)

- Lobby sculpture – Enough, Not Enough (Ann Weber)
- Lobby sculpture – Califia (Allison Saar)
- Nine Cutout Shaped as Children, Animals, Objects – Kit and Caboodle (Michael Stevens)
- Mural in L Street lobby exit – Eartharium 2003 (Royal Chicano Air Force)
- Courtyard stone mosaic, sculpture, and water feature (Masayuki Nagase and Michele Ku)
- Collage – Style Etched Elevator Doors – Elevation (Synthia St. James)

##### **Block 172** (1500 Capitol Avenue)

- Lobby Artwork – Every Book Tells a Story (John Okulick)
- Pre-function auditorium areas seating – Alchemy of Califia (Michele Houston)
- Two-story pre-function area hanging artwork – A Walk in the Forest (BEEP, Inc. [Pae White and Tom Marble])
- Sculpture – Twelve Point Five People I Don't Know (Michael Bishop)
- Collage-Style Etched Elevator Doors – Voice, Reverberations and Links (Lynn Criswell)

##### **Block 173** (1615 Capitol Avenue)

- Lobby mural – Health and Human (Alexis Smith)
- Checkerboard Collage – Elevator Doors (Jody Zellen)
- Nine Metal Grills Along L and 16<sup>th</sup> Streets – Amanesceres de Sacramento (Victor Zaballa)

##### **Block 174** (1616 Capitol Avenue)

- Lobby light sculpture – Luminaries (Blue McRight)
- Sculpture – Micro/macro (Pae White)

**Block 225** (1430 N Street)

- Sculpture – Eureka (Jud Fine)
- Design of Architectural Enhancements – Pocket Park (Cliff Garten)
- Design of Architectural Enhancements – Child Care Fence (Gale McCall)
- Ceramic Tile – Knick, Knack, Paddywhack (Suzanne Adan)

**EDD Solar Building** (751 N Street)

- Sculpture – Emit Time (Eric Orr)
- Sculpture – Boulder (Bruce Johnson)
- Sculpture – Egalmah (Guy Dill)
- Mural – Work (John Baldessari)
- Sculpture; Triangular Clover Leafs – Untitled (John Mason)

**EDD HQ Building** (800 Capitol Mall)

- Sculpture – Daimaru VIII (Michael Todd)

**Energy Commission Building** (1516 Ninth Street)

- Mural; Ninth St. Exterior – Untitled (Roy DeForest)

**Food & Agriculture Building** (1220 N Street)

- Sculpture – Elevator doors (Anne Marie Karlsen)

**Library & Courts Building** (914 Capitol Mall)

- Sculpture – Inspiration (Edward Field Sanford, Jr.)
- Sculpture – Wisdom (Edward Field Sanford, Jr.)
- Sculpture – Romantic Wealth
- Sculpture – Floral Wealth (Unknown Artist)
- Coffered ceiling with gilt star motif – Untitled (Frank Van Sloan)
- Mural – Westward Expansion (Maynard Dixon)
- Painting – The Pool (Maynard Dixon)
- Painting – Victory Song (Maynard Dixon)
- Painting – Envoy of Peace (Maynard Dixon)
- Painting – The Ghost Eagle (Maynard Dixon)
- Sculpture; Bronze Casting of Cowpuncher – Untitled (Unknown Artist)
- Mural – The History of War (1) (Frank Van Sloan)
- Mural – The History of War (2) (Frank Van Sloan)
- Mural – The History of War (3) (Frank Van Sloan)
- Mural – The History of War (4) (Frank Van Sloan)
- Mural – The History of War (5) (Frank Van Sloan)
- Mural – The History of War (6) (Frank Van Sloan)
- Mural – The History of War (7) (Frank Van Sloan)
- Mural – The History of War (8) (Frank Van Sloan)

- Mural – The History of War (9) (Frank Van Sloan)
- Mural – The History of War (10) (Frank Van Sloan)
- Mural – The History of War (11) (Frank Van Sloan)
- Mural – The History of War (12) (Frank Van Sloan)

**Office Building 8** (714 P Street)

- Sculpture – Apolymon (Bruce Beasley)

**Unruh Office Building** (915 Capitol Mall)

- Sculpture – Mineral Wealth (Artist Unknown)
- Sculpture – Climatic Wealth (Artist Unknown)

**Veterans Affairs Building** (1227 O Street)

- Sculpture – Egalmah (Guy Dill)

**Sacramento R Street Market** (1814 19<sup>th</sup> Street)

- Safeway Retail Silver Horse
- Safeway Retail Water Tower

**Block 231** (N Street between 15<sup>th</sup> and 16<sup>th</sup> Streets)

- Brannan Court Metal Art Sculpture

**Block 224** (O Street between 13<sup>th</sup> and 14<sup>th</sup> Streets)

- Sam's Market Mural

## Appendix I

<b>Office Building</b>	<b>LEED Certification</b>
East End Complex 1430 N Street 502,419 SF	LEED-EB Platinum July 2006
Department of Rehabilitation 721 Capitol Mall 145,800 SF	LEED-NC Silver November 2007
East End Complex 1500 Capitol Avenue 189,632 SF	LEED-EB Gold February 2008
East End Complex 1501 Capitol Avenue 449,125 SF	LEED-EB Gold February 2008
East End Complex 1615 Capitol Avenue 221,562 SF	LEED-EB Gold February 2008
Office Building 8 714 P Street 307,620 SF	LEED-NC Silver Pending
Office Building 9 744 P Street 370,620 SF	LEED-NC Silver Under Construction
Central Plant 625 Q Street 500,000 SF	LEED-NC Gold Under Construction
Library and Courts Building 914 Capitol Mall 185,940 SF	LEED-NC Silver Preliminary Plans

## Appendix J

### OPEN SPACES COMPLETED BY CADA SINCE 1978

**Somerset Parkside Childcare Yard - 1984**

Q Street between 10<sup>th</sup> and 11<sup>th</sup> Streets

**Fremont Mews Courtyard - 2005**

Alley between P and Q Streets, from 14<sup>th</sup> to 15<sup>th</sup> Street

**Fremont Community Garden - 2006**

Alley between P and Q Streets, from 14<sup>th</sup> to 15<sup>th</sup> Street

**1400 N Street Courtyard Enhancements - 2008**

14<sup>th</sup> Street between N and O Streets

## Appendix K

### LEGEND OF ABBREVIATIONS

Capitol Area Development Authority.....	CADA
California Department of Education.....	CDE
California Department of Food and Agriculture.....	CDFA
Department of General Services.....	DGS
Department of Health Care Services.....	DHCS
Department of Health Services.....	DHS
Department of Mental Health.....	DMH
Department of Public Health.....	DPH
Department of Parks and Recreation.....	DPR
Department of Rehabilitation.....	DOR
Department of Social Services.....	DSS
Department of Veterans Affairs.....	DVA
Employment Development Department.....	EDD
Environmental Impact Report.....	EIR
Exclusive Negotiation Agreement.....	ENA
Franchise Tax Board.....	FTB
Friends of Fremont Park.....	FFP
Government Code.....	GC
Greenhouse Gas.....	GHG
Gross Square Feet.....	GSF
Leadership in Energy and Environmental Design ®.....	LEED ®
LEED for Existing Buildings.....	LEED-EB
LEED for New Construction.....	LEED-NC
Memorandum of Understanding.....	MOU
Midtown Business Association.....	MBA
Net Square Feet.....	NSF
Office Building.....	OB
Office of Fleet and Asset Management.....	OFAM
Request for Lease Proposal.....	RFLP
Request for Proposal.....	RFP

Regional Transit.....	RT
Sacramento Area Council of Governments.....	SACOG
Sacramento Area Flood Control Agency.....	SAFCA
Sacramento Municipal Utilities District.....	SMUD
Square Feet.....	SF
State and Consumer Services Agency.....	SCSA
Transportation Systems Management Plan.....	TSMP
United States Environmental Protection Agency.....	USEPA
U.S. Green Building Council.....	USGBC