

Capitol Area Plan Progress Report

January 2008

State of California

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Executive Summary

The January 2008 Capitol Area Plan Progress Report describes the significant progress made since 2004 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 Capitol Area Plan Progress Report is typically prepared on an annual basis per Government Code (GC) Section 8164, for submittal to the Legislature by January 1 of each year. The January 2004 Progress Report is the most recently published report because in September 2004, Assembly Bill 79 (Dutra) (Ch. 409, Stats. of 2004) was enacted, making many reports to the Legislature, including this one, exempt from preparation until January 1, 2008. Therefore, this January 2008 report reviews activities for the last four years.

During 2004, the Department of General Services (DGS) completed occupancy of the signature Capitol Area East End Complex concentrating over 5,500 State employees in five office buildings, creating a critical mass to support nearby residential and retail projects and transit services. Development of the complex also included a child care facility, retail space, and a parking structure available to the public after hours and on weekends. Additionally, public space within the Capitol Area has been enhanced by an extensive public art program, a pocket park, an outdoor amphitheater, and an imaginatively designed green space, all of which were developed as part of the East End Complex.

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. As of April 2006, the DGS Director certified the Environmental Impact Report (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. Construction on the Central Plant renovation will begin in November 2007.

In the Capitol Area, the Capitol Area Development Authority (CADA) serves as the disposition and development agent for State-owned properties that are designated for new residential/mixed-use development. In the current four-year reporting period, CADA completed the Fremont Mews – a 119-unit mixed-income apartment complex at 14th and P Streets, the Southside Community Garden, and the Fremont Community Garden.

At this time, CADA has four major projects in development. Upon completion, East End Gateway Sites 1, 2, and 3 on 16th Street and the Capitol Lofts on R Street will provide over 300 additional residential units and ancillary ground floor retail/commercial space. CADA projects constitute a significant portion of the emerging downtown housing market and provide ownership and rental opportunities in an urban marketplace that has grown in popularity and variety.

Capitol Area within Central City



State Offices

In 2004, the State of California completed the consolidation of office space needs of the Department of Health Services (DHS) and the California Department of Education (CDE) with the final occupancy of the 1.3 million net square feet (NSF), five-building East End Complex. The complex, covering five blocks, is located south and east of Capitol Park and is the largest office building and first building project ever constructed by the State that focused on green/sustainable design. The East End Complex incorporated not only state-of-the-art sustainable and energy efficient design features, but construction techniques and building materials with high percentages of recycled content that enabled the complex to exceed Title 24 building code requirements by 30 percent. Senate Bill 162 (Ortiz) (Ch. 241, Stats. of 2006) reorganized DHS into two separate departments effective July 1, 2007. The Department of Public Health (DPH) and the Department of Health Care Services (DHCS) occupy the Blocks 171-174 buildings of the complex; the CDE occupies the Block 225 building.

In 2003, the CDE Headquarters building was awarded the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design (LEED_R) 2.0 Gold Rating. At the time of the award, it was the largest gold-rated building in the world and the first California State government building to be certified at any level. In 2004, the Blocks 171-174 buildings received a LEED Certified Rating. The complex also includes ground-floor retail, a child care center, public art displays, and joint-use opportunities such as after-hours parking, conference, and auditorium space available for public use.

In 2006, after refinement of operational systems and procedural policies to support the sustainable nature of the building, the CDE Headquarters building achieved a LEED for Existing Buildings (EB) Version 2.0 Platinum Rating, marking a major milestone in the Governor's Green Building Initiative (GBI), Executive Order S-20-04, which challenges State government to demonstrate leadership in energy efficiency and environmental responsibility in State buildings, while also reducing the impact State facilities have on climate change. The DPH- and DHCS-occupied buildings (Blocks 171-174) are currently undergoing the same intensive exercise as that undertaken by the CDE Headquarters building in an effort to achieve the LEED-EB Gold Rating certification.

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. A final agreement was reached and the facility opened for after-hours use in October 2004. Effective September 2007, the City of Sacramento Parking Services Division negotiated to take over the nighttime and weekend management of the East End Complex parking garage in the Block 173 building. The city is performing these responsibilities at no cost to the State, resulting in considerable savings to the State on an annual basis.

The State received legislative authorization in 2001 to proceed with two major projects located in the Capitol Area, the West End Office Complex and Central Plant Renovation projects (collectively referred to as the Capitol West Side Projects). The Resources Agency was identified as the tenant for the office project. GC Section 8169.6 (Ch. 672, Stats. of 2001) authorizes the design and construction of the West End Office Complex and associated underground parking in the blocks bounded by 7th/8th and N/P Streets (Blocks 203 and 204) and a parking facility on the south half of the block bounded by 8th/9th and Q/R Streets (Block 266).

The 2003-04 budget funded the renovation of the Central Plant, located at 7th and Q Streets, which is necessary to provide continued reliable and efficient heating and cooling to the 23 existing State-owned buildings in the Capitol Area and to bring the water discharged into the Sacramento River into compliance with regulatory requirements.

The California Environmental Quality Act (CEQA) documents for the two projects were developed simultaneously due to the interrelated nature of the two projects and to provide a more holistic evaluation of their cumulative effects. 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, in August 2007, the DGS issued a Request for Lease Proposal for a private

developer to develop 1.4 million gross square feet (GSF) or 700,000 GSF of lease-with-purchase option office space for the State Resources Agency. The developer can either utilize the West End Office Complex site or another site(s) within a three-mile radius of the Capitol Building.

The State's office building renovation program provides for the physical and technical upgrading and increased efficiency for some of the older buildings in its portfolio. The \$22 million renovation of the California Department of Food and Agriculture (CDFA) building, located at 1220 N Street, was completed in 2005, and the building subsequently reoccupied by CDFA. The renovation of Office Building (OB) 10, located at 721 Capitol Mall, was completed in October 2007. The building, which formerly housed the CDE, now serves as a consolidated headquarters for the Department of Rehabilitation (DOR). The two 18-story towers at 714 P Street and 744 P Street, OB 8 and OB 9, respectively, are under renovation. The Department of Social Services (DSS) will occupy both buildings when the project is complete in 2009. The Stanley Mosk Library and Courts Building at 914 Capitol Mall is scheduled for renovation commencing in January 2009.

The State continued the aggressive energy management, savings, and awareness program initiated during the energy shortages of 2001. The GBI, Executive Order S-20-04 directs all State agencies to commit to an aggressive action plan to reduce State building electricity usage. The "Excellence in Public Buildings 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.

In 2007, the San Francisco-based HOK Planning Group was selected by the DGS as a consultant to conduct a master planning and land use 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 completed study will complement existing State planning documents and provide a strategic framework with recommendations for addressing short-term and long-term State office space needs.

Housing and Commercial

CADA continues to progress in building out the residential and neighborhood commercial component of the Capitol Area Plan. In 2005, CADA also completed the R Street Urban Design Plan and in 2007 is undergoing environmental review of the R Street Area Implementation Plan. These documents will serve as the guidelines for CADA's redevelopment and development activities in the R Street Area, an expansion of the Capitol Area created by Senate Bill 1460 (Ortiz) (Ch. 468, Stats. of 2002). The legislation extended the Capitol Area boundary south at 10th Street to S Street and east at 17th Street to the railroad right-of-way between 19th and 20th 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)** – Final design development is almost complete for the project, which includes renovation of existing buildings and new construction. It introduces a new product to Sacramento with the development of 122 for-sale units that include flats, live/work units, townhouse lofts, and penthouses. Toxic soil remediation work has been completed and construction is proposed to begin in 2008.
- **East End Gateway** – The overwhelming response in 2003 to a Request for Qualifications (RFQ) for the development of sites along 16th Street culminated in CADA selecting two teams that are proceeding with plans for three of the sites. It is anticipated that these projects, to be started in 2008, have the potential to provide over 200 residential units with accompanying ground-floor retail space. East End Gateway Site 1 at 16th and N Streets will provide a midrise tower of 125 for-sale condominiums and East End Gateway Sites 2 and 3 at 16th and O Streets will provide 84 apartments over ground-floor retail on 16th Street.
- **1610 17th Street (Residential Site (RS) 9B)** – In 2007, CADA successfully negotiated the purchase and private development of a residential for-sale, half-plex on a small infill parcel.

CADA Projects Recently Completed

- **Fremont Mews** – This mixed-income development, completed in the fall of 2005, includes 119 rental apartments, of which 48 units are affordable to very low and low-income households. It also reserves almost a half-acre of land for the Fremont Park Neighborhood Community Garden.
- **Southside Community Garden and Fremont Community Garden** – In 2004 and 2006, respectively, CADA successfully completed the purchase, soil remediation, design, and improvements of these gardens, prior to donating them to the City of Sacramento as the first community gardens incorporated into the City Parks Program.

Other Capitol Area Activities

- **Transportation** – Shuttle service between peripheral parking lots, major transit stops in the Capitol Area, and the Ziggurat building in West Sacramento are available to State employees through an agreement between the DGS and Sacramento Regional Transit (RT). Low-emission, natural gas buses are being used by RT to provide these services.

- **State Capitol Building** – In 2005, the DGS, in conjunction with the California Highway Patrol (CHP) and the Legislature, began construction on the Capitol Park Safety and Security Improvements Project. This project included 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, which were completed in late fall 2006.
- **Block 222** – In 2006, CADA, the University of California (UC), the DGS, the Department of Veterans Affairs (DVA), and the CDFR collaborated in the development of a feasibility study for student housing and office space on Block 222 at the corner of 12th and O Streets. The identified alternatives for student housing were not financially feasible. A plan is currently under consideration for market-rate housing on P Street.
- **R Street Area** – Significant progress since 2004 has been made in developing the R Street Area. Construction of retail/commercial projects, including a restaurant and entertainment venue, a supermarket, ancillary retail, and residential space has been completed between 15th and 19th Streets. In addition, CADA and the city completed sewer and water system improvements in 2005 that will expand the capacity for new development between 10th and 13th Streets. CADA, the City of Sacramento, and RT jointly applied for a Sacramento Area Council of Governments (SACOG) community design grant that resulted in the receipt of a \$1.6 million grant for improvements to the 13th and 16th Street light rail stations. In 2005, CADA prepared and approved the R Street Area Implementation Plan that is currently undergoing environmental review prior to its adoption in 2008. At this time CADA is working with the City of Sacramento on the implementation of the 10th to 13th Street streetscape plan set forth in the R Street Urban Design Plan. CADA is also working with numerous private developers to facilitate the development of mixed-use projects in the R Street Area. Current efforts underway could result in the development of 250 housing units over the next two to four years.
- **Blueprint Excellence Award** – In 2004, CADA received the first Blueprint Excellence Award presented by the Sacramento Area Council of Governments for exemplary use of smart growth principles while creating urban infill housing and transit oriented communities.

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 State-city joint powers authority, 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 regularly in public meetings with each committee meeting quarterly in January, April, July, and October. 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. Provided below is an overview of significant Capitol Area planning activities to date.

GC Section 8164 requires the DGS to report annually to the Legislature on the progress made in the implementation of the Capitol Area Plan. The last published Progress Report recounted the activities that occurred in 2003. 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. This January 2008 Progress Report provides a general overview of activities since that report, with a focus on the years 2004 through 2007.

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, CDE, and 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

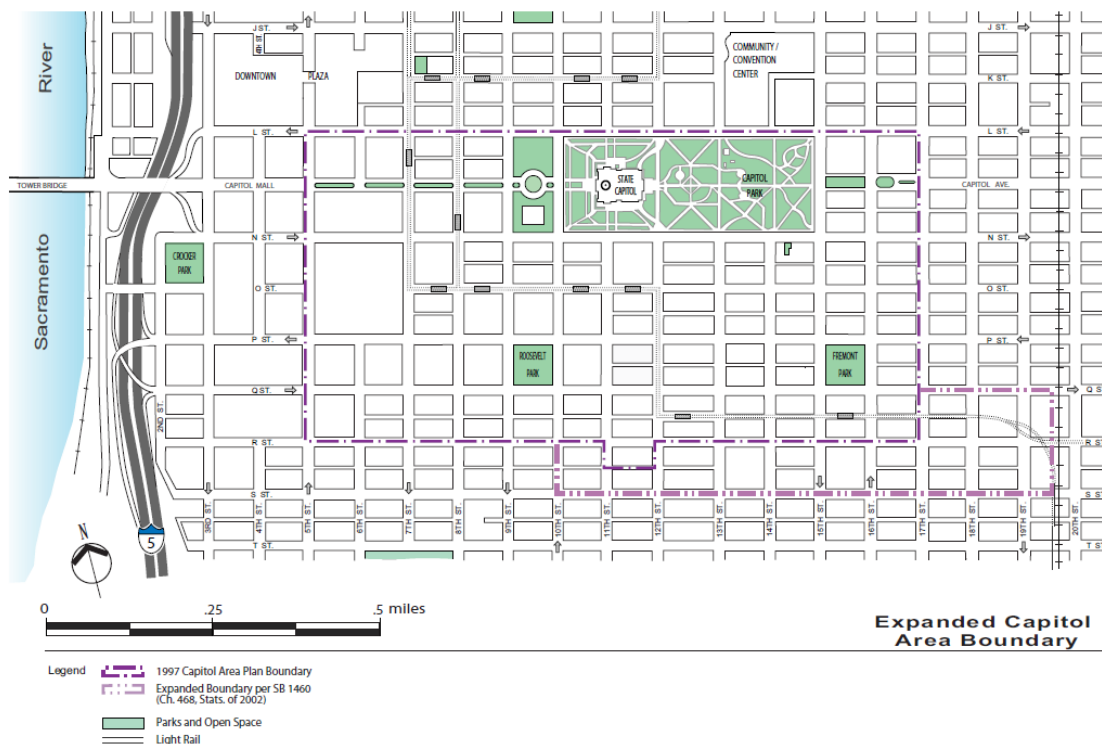
- A. Review proposed development on individual sites for consistency with 1997 Capitol Area Plan land use designations. Consult and review with the Capitol Area Committee and Technical Advisory Committee on consistency.**

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 10th Street to S Street, and east at 17th Street to the railroad right-of-way between 19th and 20th Streets. Expansion of CADA's redevelopment project area will accelerate development efforts along the southern border of the Capitol Area between 10th and 19th 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 10th, 11th, N and O Streets.
- Employment Development Department (EDD) headquarters site - Block 156 between 8th and 9th 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.

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 (15th to 17th Streets, L Street to the alley between Capitol Avenue and N Street) and Block 225 (14th to 15th 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 (7th to 8th Streets and P to Q Streets), Block 213 (10th to 11th

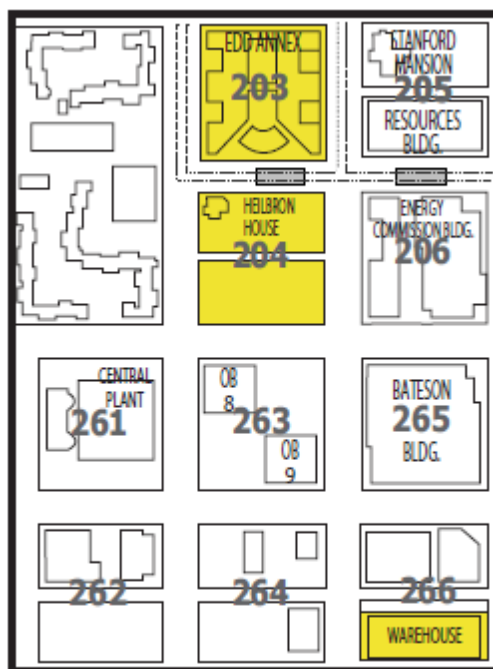
Streets and N to O Streets), and Block 275 (11th to 12th Streets and P to Q Streets). Additionally, the south half of Block 266 (8th to 9th Streets and Q to R Streets) is designated for a parking garage. These remaining office opportunity sites under the 1997 Capitol Area Plan are shown on the map below. 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 6th, 7th, 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 8th, 9th, 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
(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. Preliminary design was anticipated to be a two-year process.

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 three separate public workshops to provide the public with an overview of the planned West End Office Complex and the Central Plant Renovation project. The first open house gave interested community members an opportunity to examine display boards and speak directly with project team members. The room was arranged with seating around small tables where attendees

could discuss the project and fill out comment sheets for submittal to the project team. A presentation by the team and a question and answer session filled out the evening.

At the second public workshop, community members were provided with further detail on the projects. The workshops expanded on the open house format and included a short PowerPoint presentation followed by breakout session when attendees expressed opinions and discussed ideas for consideration by the project team. Community members were again invited to fill out comment sheets to submit to the DGS and the project team.

The third workshop was designed to gather feedback from the public on the refined alternatives to be analyzed in the EIR. The DGS sought input on what the public liked about each alternative and what minor enhancements they would like to see made to the alternatives for the office complex, parking structure, and renovation of the Central Plant.

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 page 17.

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

	Block 203 & 204	Block 213	Block 275	Block 266	Total
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		

	Block 203 & 204	Block 213	Block 275	Block 266	Total
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 CEQA for the proposed Capitol West Side Projects, consisting of the West End Office Complex and the Central Plant Renovation projects. The FEIR consists of descriptions and analysis of the alternatives, a list of persons, public agencies, and organizations commenting on the Draft Environmental Impact Report (DEIR), the comments received, a response to those comments, and revisions to the DEIR.

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.	Cal/EPA 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 RFP 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 may propose 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.

On June 9, 2007, two chillers at the Central Plant malfunctioned due to mud from the failure of the Ranney Well and an emergency was declared. The DGS Director issued an emergency declaration so that immediate work could begin and remedial measures could be initiated to avert, alleviate, repair, and construct a new water source for the Central Plant. The work was necessary to protect the health, safety, convenience, and welfare of the general public of the State. Due to the declared emergency, Skanska USA Building Inc. was issued a notice to proceed to cover the installation of a new well system and de-chlorination unit on the city water supply, and to investigate and prepare a report on the Ranney Well. On August 4, 2007, the new Q Street well became operational.

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 beginning with OB 8. Work at OB 9 will begin following completion of OB 8 and is projected to be completed by January 2009. The DSS will occupy both buildings. The project cost for both buildings is projected 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. The renovation consists of 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 (ADA) 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 included carpets, wall finishes, modular furniture, and ceiling tiles. Additional improvements included removal and replacement of existing roof and windows, upgrades to the electrical, communication, and data cabling systems, as well as installation of fire sprinklers and removal of hazardous materials. The building, which formerly housed the CDE, now serves as a consolidated headquarters for the DOR, who occupied beginning in September 2007.
- 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. This project will include complete fire and life safety upgrades involving rated corridors and fire sprinkling, correction of deficiencies in electrical and plumbing systems, security, and accessibility items. Exterior restoration will include roof and shell repairs. Hazardous materials abatement and historic considerations are also being addressed, including architectural renovation of historic ceilings, lights, art, and elevators of this State landmark.

Plans are also in place for a roof replacement at the Capitol Building. The project, which was originally scheduled to commence during summer 2007 and be completed within

approximately one year's time, was delayed due to funding issues and should begin by late 2007.

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.

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 completed study will complement existing State planning documents and provide a strategic framework with recommendations for addressing short-term and long-term State office space needs.

A series of security breaches at the State Capitol over several years, including a tractor-trailer truck crashing into the South Portico in January 2001, and the national events that took place on September 11, 2001, 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 CHP 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 barrier was created by using a number of landscape elements including bollards, reinforced park benches, and cables placed within existing hedges. On the west side of the Capitol, the barrier is parallel to, and approximately 20 feet inside, the existing city sidewalks and on the east side it follows an irregular pattern based on existing plantings and walkways. 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 3rd to 5th 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 3rd and Q Streets, a gymnasium, and a restaurant. Public pedestrian walkways and an outdoor plaza have been constructed along the abandoned 4th 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, planned for completion in 2007, is the SoCap Lofts on the north side of R Street between 6th and 7th Streets, which includes 36 single family detached three-story lofts. The second phase, the Seventh Street Lofts, planned for completion in 2009 on the south side of R Street between 6th and 7th Streets, will include an additional 36 single family detached lofts. The third phase, 300R, will be a residential mixed-use development between R, S, 3rd and 4th Streets, and will include 300 +/- multi-family units over podium parking and 14,500 SF of retail space. Construction is scheduled to begin in 2009 and be completed in 2012.

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 T. Sherman in the late 1800s.

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.

Site preparation work for the project included the removal of two motels, 11 older commercial or office buildings, three apartment structures, and the demolition of several paved parking lots. One of the apartment buildings, an older, eight-unit art deco structure was moved from Block 172 (1311 15th Street) to the southwest corner of 17th and N Streets and renovated. An additional ten apartment units were constructed on this site. 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 USGBC's

LEED-NC (new construction) 2.0 Gold Rating for the Block 225 building. In July 2006, the Block 225 building received the coveted LEED-EB (existing building) Platinum certification. The complex includes the largest display of public art in the State.

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.

A discussion of the East End Complex project and 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 17th Street and Capitol Avenue. An additional 6,400 SF of ground-floor commercial space is located near the northeast corner of 14th and O Streets in the Block 225 building. Retail space in this block complements the existing 14th 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 14th 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 16th 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 10th, 11th, P and Q Streets); Saratoga Townhomes (north half of the block bounded by 9th, 10th, Q and R Streets); and Stanford Park Townhomes (southeast quarter of the block bounded by 14th, 15th, O and P Streets and south half of block bounded by 15th/16th, 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 who 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 following properties have been sold or are subjects of executed purchase agreements:

State-Owned Property Sold to CADA for Development

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

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.



Housing/Commercial Development

- Legend
- CADA Developed and/or Managed Housing/Commercial
 - Future Housing/Commercial Sites
 - Housing/Commercial Under Development
 - 1997 Capitol Area Plan Boundary
 - Expanded Boundary per SB 1460 (Ch. 468, Stats. of 2002)
 - Parks and Open Space
 - Light Rail

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 14th, 15th, 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 5th 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 5th 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 12th, 14th, 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 16th 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 17th 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 16th 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 15th 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 (12th to 14th 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 17th Street Commons, located at the corner of 17th and P Streets, into four dwelling units.

Current Projects

From 2005 through 2007, CADA's development activities on State-owned land designated for housing development under the Capitol Area Plan included the purchase of several new sites from the State, including East End Gateway Site 1 (northwest corner of 16th and N Streets), East End Gateway Site 2 (northwest corner of 16th and O Streets), East End Gateway Site 3 (southwest corner of 16th and O Streets), and East End Gateway Site 4 (southeast corner of 16th and P Streets), plus the execution of a purchase agreement for 1610 17th 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 included demolition of existing structures and soil remediation.

- **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 11th/12th and R/S Streets on a site containing 1.18 acres, or 51,200 SF. The projected plans call for the development of 122 for-sale units on the property, subject to finalization of the design. Currently, the unit density is projected at 103 dwelling units per acre. The units in the old warehouse portion will range in size from approximately 500 to 2,000 SF.

New construction on vacant portions of the site will include live/work lofts and loft units ranging in size from approximately 820 to 1,540 SF. The historic CADA Warehouse, a three-story brick building at the corner of 11th and R Streets, will be converted to housing with the possibility of locating retail uses at the ground-floor level. As of August 2007, this project is undergoing restructuring on the final part of the developer. The developer is Holliday Development/Regis Homes of Northern California, Inc. The start of construction is anticipated to be mid-2008 with completion in early 2010.

- **East End Gateway Sites:** In order to stimulate interest and provide a vision for CADA's development goals along 16th Street, CADA issued an RFQ in early 2003 for four sites known as the East End Gateway. Exclusive Negotiation Agreements were awarded to the national firm of Lambert Development and the local team of Loftworks. 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 16th Street as a desirable residential and mixed-use address.

CADA is currently working with Lambert Development on the development of East End Gateway Site 1, located at the corner of 16th and N Streets, as a 15-story condominium development with ground floor retail. In September 2007, Lambert Development allowed their negotiating agreement with CADA for East End Gateway Site 4 (16th and P Streets) to expire in order to concentrate on the development of East End Gateway Site 1. CADA intends to re-advertise East End Gateway Site 4 in 2008.

Loftworks, the original development team selected for East End Gateway Sites 2 and 3 at 16th and O Streets, withdrew their proposal in 2006 citing financial and market timing concerns after CADA had cleared and remediated the sites. 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. This project, providing 84 apartments and approximately 13,900 SF of commercial space, is currently in predevelopment and, subject to financing and market conditions, will start construction in 2008.

- **1610 17th Street (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. Dyer Construction will be constructing 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.

Additional CADA development and construction activities underway in the Capitol Area include the rehabilitation of Sam's Market, an establishment that has served the Capitol Area for over 50 years from its location at 14th and O Streets, and the introduction of new development sites for consideration.

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 8th 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 13th 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 13th and 16th Street light rail stations. The 16th 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 11th and R Streets, and the Fremont Mews site at 14th and Q Streets.
- In July 2004, CADA issued \$12,319,892 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.
- In 2006, in response to Assembly Bill 1570 (Assembly Committee on Business and Professions) (Ch. 402, Stats. of 2003), CADA, the DGS, the UC, and the DVA prepared a feasibility study for student housing and State office space to be located at the corner of 12th and O Streets on Block 222. The site is currently used for surface parking by DVA but is designated housing under the Capitol Area Plan. The housing was to be used for the UC undergraduate State Capitol student intern program. A preliminary schematic master plan prepared by LPA Architects showed that it would be feasible to accommodate the proposed student housing and DVA parking needs on the site and attain Capitol Area Plan housing density goals. In 2005, a more detailed feasibility analysis that included site planning for the student housing and its related parking, parking for DVA, non-student housing, and ancillary retail was completed. The UC subsequently postponed its pursuit of this development. CADA is currently working on a plan to increase market rate and affordable housing on the south half of the site while allowing for new State office space on the north half.

- Since its inception, CADA has funded a continuous program of building code corrections, access compliance measures, apartment upgrades, exterior facade improvements, sidewalk repairs, and surface parking lot improvements on properties it manages throughout the Capitol Area.

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 15th 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 19th and R Streets. The facility includes a Safeway market, ancillary retail, and residential units. The Crystal Ice Storage, located at 16th 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 13th and 16th 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 10th and 13th Streets; and
- A \$630,000 SACOG grant for streetscape improvements for the R Street Market Plaza proposed to be constructed between 16th and 18th Streets adjacent to the Crystal Ice Project.

In February 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.

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 2007, CADA completed 29 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.

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:

	Affordable	Market Rate	Total
CADA Managed Units	197	555	752
CADA Developed units (privately-owned)	136	464	600
Total	338	1,019	1,352
Percentage Split	25%	75%	100%

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

TRANSPORTATION SYSTEM MANAGEMENT PLAN

- 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.

PARKING

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 June 2003, the DGS entered into a lease with the Department of Transportation for a peripheral parking lot under the W/X Freeway between 18th and 19th Streets. Development of this lot by the DGS began in fall 2003 and provides 329 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. RT, now operating the central city shuttle service that supplies service to this peripheral parking lot, provides an important link with other transit services, as well as destinations throughout the central city. This service is 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. This 18-month phase will include a detailed environmental analysis of the project, a specific financing plan, and preliminary engineering. The proposal for the system includes an initial three-mile streetcar line running from 15th Street in downtown Sacramento, over the Tower Bridge to West Sacramento's City Hall.

In an effort to increase the availability of on-street parking, the City of Sacramento in 2007 reconfigured several parallel parking spaces to diagonal spaces between 13th/14th and N/P Streets.

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.

BICYCLE CIRCULATION

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 15th and 17th 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 9th Street on the west to 15th 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 13th 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 15th 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.

Legislation has been introduced to amend the law that provides guidelines for the California Mexican American Veterans' Memorial Beautification and Enhancement Committee. Senate Bill 599, introduced by Senator McLeod, amends the authorizing legislation by reducing the number of committee members, from eleven to seven, providing instruction in respect to design and construction of the enhanced memorial, describes the process at completion, and establishes an account in the general fund in which donations and funds collected shall be deposited. The bill has yet to be chaptered.

The Sisters of Mercy sculpture commemorates the 150th 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.

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. In December 2002, a 131-year-old Italian Stone pine fell hitting a California fan palm and a Holly oak during heavy rains and high winds. Since 2002, 65 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 open spaces have also been incorporated into CADA developments. The most notable of which has been the incorporation of a community garden into the development of Fremont Mews. The Fremont Community Garden, which opened in 2007, at the corner of 14th 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 (14th/15th and P/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.

An additional garden was also established by CADA on a 32,424 SF site at 5th 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.

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 15th to 17th 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 16th 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 13th 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.

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

Block No.	Project Name	Status	Type of Space	SF
075	Capitol Lofts	In Development	Commercial	24,300
172	East End Gateway 1	In Development	Retail/Commercial	5,061
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

Block No.	Project Name	Status	Type of Space	SF
173	East End Complex	Completed	Retail/Commercial	6,800
174	East End Complex	Completed	Retail/Commercial ¹	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

Block No.	Project Name	Status	Type of Space	SF
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

¹ 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 Street 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.

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.

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 2006, the Block 225 building was awarded the Platinum-EB certification, the highest given by the U.S. Green Building Council (USGBC).

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. Photovoltaic (PV) installation is currently under consideration for the entire roof space of the FTB III, the most recently constructed project at the campus location, as it has the infrastructure to support the employment of an additional 200,000 SF of rooftop PV generation.

With the completion of the East End Complex, a second solar energy-producing system was brought online. A total of 5,580 PV 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. 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 to be coordinated through the SCSA with support of the DGS.

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 2006-2008 timeframe include the Jesse M. Unruh, Secretary of State, State Personnel Board, Resources, and Bateson buildings.

An infrastructure renovation program has been developed by the DGS to provide physical and technical upgrading 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 been completed for the Caltrans Headquarters, Resources, Stanley Mosk Library and Courts, Bonderson, and Jesse M. Unruh buildings and are scheduled for the State Personnel Board and Bateson buildings during the 2007-2009 timeframe.

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.

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. An anticipated cutback in funding is leading RT to consider discontinuing some bus lines with low ridership and reducing the service level along many other routes including, potentially, the route serving the Ziggurat building.

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 (7th and I and 8th and K Streets), improvements to the platform at the St. Rose of Lima Park Station (7th/8th 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 OFA 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 OFA recently installed a compressed natural gas fueling station 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 five percent.

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 16th 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. Similar partnering between the State and the city is planned for the development of the Capitol West Side Projects.

The DGS continues to closely follow the progress of the City of Sacramento's South Midtown Area Revitalization and Transportation Plan Project. The EIR, certified and adopted in June 2007, proposes modifications to L, N, P, and Q Streets that will reduce the number of traffic lanes from three to two in the vicinity of the East End Complex. The current phase of the project focuses on the conversion of 19th and 21st Streets from three lanes to two lanes. The department's interest is focused on the project's effect on traffic and transportation in the Capitol Area.

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 9th and 19th 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 2006, CADA prepared the draft 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. The Implementation Plan is undergoing environmental review and will be adopted by the CADA Board in 2008.

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 that requires the DGS to present an annual analysis and reporting to the Legislature on 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 from preparation until January 1, 2008. Therefore, this January 2008 report reviews activities for the last four years.

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

Capitol Area Committee Members

John Lambeth, Chair
 Darryl Chinn
 Curtis R. Namba
 Betty Diepenbrock
 Assembly Member Dave Jones
 Ron Vrillakas
 Jerry Woledge
 Doug Button

Appointing Power

Governor's Office
 Governor's Office / City Representative
 Governor's Office / County Representative
 Governor's Office
 Assembly Speaker's Office
 Assembly Speaker's Office
 Senate Rules Committee
 Department of General Services Director

Technical Advisory Committee

State	Local
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	City of West Sacramento, Redevelopment Agency
Senate Budget and Fiscal Review Committee	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 14th 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 14th 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
Charles J. Dalldorf, Vice Chair
Ron Alvarado
William Ishmael
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 ²	Rent-Assisted Units	Total Units
1517 12 th Street		7	2	9
1521 12 th Street		2	2	4
1506 13 th Street	McCafferty Manor	17	6	23
1512 13 th Street		7	0	7
1428 14 th Street	Metro Building	8	0	8
1317 15 th Street	Lombard	12	0	12
1325 15 th Street	Park Mansion	37	5	42
1421 15 th Street	Biele Place*	1	34	35
1500 15 th Street	Auslender	24	1	25
1501 15 th Street	Dauger Manor	20	2	22
1510 15 th Street	The Victorian	3	0	3
1514 15 th Street	The Victorian	2	0	2
1412 ½ 16 th Street	(Above Luna's)	4	0	4
1601 16 th Street	Elmwood	19	2	21
1316 N Street	Le Chateau	10	1	11
1320 N Street	Senator Manor	26	4	30
1400 N Street	Dean Apartments	11	0	11
1500 N Street	Brannan Court*	32	8	40
1517 N Street	Capitol Grounds	12	2	14
1522 N Street	Judith Manor	22	8	30
1616 N Street	Grantwood Manor	17	3	20
1622 N Street	Shelly Arms	25	5	30
1228 O Street	Gibson Arms	11	9	20
1316 O Street		8	3	11
1317 O Street	The Valencia	13	3	16
1327 O Street	Capri	8	4	12
1330 O Street		2	0	2
1400-04 O Street	Greentree	17	0	17
1414 O Street	Moore Manor	11	3	14
1420 O Street	The Statesman	21	6	27
1506 O Street	Johnston House	0	6	6
1510 O Street	Don Carolos Apts.*	2	8	10

² 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 ²	Rent-Assisted Units	Total Units
1515 O Street	Morgenson Manor	17	3	20
1625 O Street		15	5	20
1201 P Street	Del Capri	5	3	8
1209 P Street	Wing Manor	7	4	11
1214 P Street		5	0	5
1215 P Street	Gibb Arms	9	3	12
1216-18 P Street		2	0	2
1220 P Street	Deus	9	2	11
1326 P Street		10	2	12
1330 P Street	Palm Mansion	4	0	4
1615-17 P Street	Lanai Apartments	15	5	20
1623 P Street	Lanai Apartments	7	5	12
1321 Q Street		6	0	6
1619 Q Street	Rooming House	15	1	16
1001-35 Q Street	Somerset Parkside*	1	25	26
1614-40 O Street	17 th St. Commons*	17	12	29
TOTAL		555	197	752

Appendix D

State-Owned and CADA-Managed Retail / Commercial Properties

Address	Business Name	Type of Business
1601 10 th Street	Yummy Choice	Restaurant
1603 10 th Street	OB 2000	Restaurant
1607 10 th Street	Sacramento Bagel Time	Restaurant
1623-25 10 th Street	Goodyear Cobbler and Cleaners	Dry Cleaners & Cobbler
1424 14 th Street	Capitol Dry Cleaners	Dry Cleaners
1426 14 th Street	Reynoso Art Works	Art Gallery
1501 14 th Street	Vigra's Club American	Restaurant/Banquet Facilities
1317 15 th Street	Rob Hewitt/Cleveland Mailing	Office
1401 & 1409 16 th St.	Enterprise	Car Leasing
1412 16 th Street	Golden Gate	Dry Cleaners
1413 & 1415 16 th St.	Simon's	Restaurant
1414 16 th Street	Luna's	Restaurant
1416 16 th Street	Clear Channel Outdoor	Billboard
1419 16 th Street	Mercury Cleaners	Cleaners
1421 16 th Street	Lowey/Ball	Consultant
1422 16 th Street	(Vacant)	
1520 16 th St., #B & D	Antique Legacy	Antique Dealer
1530 16 th St., #A & C	Cup-A-Joe	Coffee Shop
1614 N Street	Hand-in-Hand	Day Care
730 O Street	Capital Athletic Club	Athletic Club Parking
1322 O Street	Virga's Catering	Catering
1329-31 O Street	Vallejo's	Restaurant
1330 O Street	Sam's Market	General Store
1036 P Street	Le Croissant	Restaurant/Café
1209 P Street	Forever Young	Day Care
1212 P Street	RMB Enterprises	Computer Billing Srvcs.

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 th Street	7C	0.15	8		Market 8	53	1984
Wiese Townhomes 1612 14 th Street	7C	0.07	3		Market 3	43	1993
Admail Express 1501-12 14 th 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 th Street	6B	0.51		35	Market 1 Low 34	69	1984
17 th Street Commons 17 th and O Streets	5/8B	1.26		29	Market 17 Low 12	23	1981 2001
Wiese 17 th /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 th 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 th 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 th 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 th and N Streets	8E	0.29	18		Market 18	62	2001

2008 Capitol Area Plan Progress Report

Project	Site	Site Acres	Privately Owned	State or CADA	No. of Units	Dwelling Units/Acre	Completed
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 th /14 th , P/Q Street	18A/7A	3.45	64		Market 46 Moderate 6 Low 12	18.55	2002/ 2003
Fremont Mews 15 th and Q Streets	13	2.05	119		Market 71 Low 24 Very Low 24	58	2005
TOTALS		16.80	600	204	Market 545 Moderate 6 Low 191 Very Low 24 Hotel 38 TOTAL: 804	47.85	

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 th Street	9B	293 Parcel 11	2,200	.04	Market 2	50 Medium	2009
East End Gateway Site 2 (NW corner of 16 th and O Streets)	6	231	9,190	.44	Market 24	55 Medium	2010
East End Gateway Site 3 (SW corner of 16 th 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 th and N Streets)	12B	172	233,700	.70	Market 125	178 High	2013
1316, 1320 and 1330 N Street (SW corner 14 th 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 th and N Streets)*	N/A	233	TBD	.29	Very Low 69	237	2013
East End Gateway Site 4 (SE corner of 16 th and P Streets)*	9A	293	TBD	.44	TBD 21 or Over	47 Medium	2013
12 th , 13 th and O and P Streets (South half of Block)* Note: subject to DGS approval	14C	22A	TBD	1.46	TBD 219	150 High	2013

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

UNITS TO BE CONSTRUCTED:

Market 288, Moderate 45, Very Low 50, TBD 300

NET UNITS:

5.85 site acres, 683 units, 117 DUA

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 th and O Street)	16A	224B	.24	Medium	15
East End Gateway Sites 6 and 7 (1401 and 1413-15, 1417-19 and 1421 16 th Street – SE corner of 16 th and N Streets and NE corner of 16 th and O Streets)	8D	233	.29	High	50
TOTAL			.53		215

* 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, EAST END COMPLEX

Capitol Avenue Plaza

- Lita Albuquerque and Mitchell de Jarnette, Santa Monica

15th Street stone sculptures

- Kenneth Matsumoto, San Jose

Etched elevator doors for each lobby of the five buildings

- Anne Marie Karlsen, Los Angeles
- Synthia St. James, Los Angeles
- Lynn Criswell, Chico
- Jody Zellen, Santa Monica
- BEEP, Inc., South Pasadena

Block 171 – 1501 Capitol Avenue

- Lobby sculpture – Ann Weber, Los Angeles
- Lobby sculpture – Allison Saar, Canyon
- Collage along main corridor – Michael Stevens, Sacramento
- Mural in L Street lobby exit – Royal Chicano Air Force, Sacramento
- Courtyard stone mosaic, sculpture, and water feature – Masayuki Nagase and Michele Ku, Berkeley

Block 172 – 1500 Capitol Avenue

- Lobby artwork – John Okulick, Venice
- Pre-function auditorium area seating – Michele Houston, Los Angeles
- Two-story pre-function area hanging artwork – BEEP, Inc. (Pae White and Tom Marble), South Pasadena
- Sculpture on terminating wall of the elevator lobby – Michael Bishop, Chico

Block 173 – 1615 Capitol Avenue

- Lobby mural – Alexis Smith, Venice
- Parking Garage metal grillework along L and 16th Streets – Victor Zaballa, San Francisco

Block 174 – 1616 Capitol Avenue

- Lobby light sculpture – Blue McRight, Venice
- Mural at terminating wall of the elevator lobby – BEEP, Inc. (Pae White and Tom Marble), South Pasadena

Block 225 – 1430 N Street

- Lobby artwork – Jud Fine, Venice
- Pocket Park – Cliff Garten, Marina del Rey
- Child care fence grillework along O Street – Gale McCall, Inglewood
- Tile mural in the child care facility – Suzanne Adan, Sacramento

Appendix i

LEGEND OF ABBREVIATIONS

Americans with Disabilities Act.....	ADA
Capitol Area Development Authority.....	CADA
California Department of Education.....	CDE
California Department of Food and Agriculture.....	CDFA
California Environmental Quality Act.....	CEQA
Capitol Highway Patrol.....	CHP
California Public Employees' Retirement System.....	CalPERS
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
Draft Environmental Impact Report.....	DEIR
Employment Development Department.....	EDD
Environmental Impact Report.....	EIR
Final Environmental Impact Report.....	FEIR
Franchise Tax Board.....	FTB
Government Code.....	GC
Green Building Initiative.....	GBI
Gross Square Feet.....	GSF
Leadership in Energy and Environmental Design ®.....	LEED ®
Legislative Office Building.....	LOB
Midtown Business Association.....	MBA
Net Square Feet.....	NSF
Office Building.....	OB

Office of Fleet Administration.....	OFA
Photovoltaic.....	PV
Property and Business Improvement District.....	PBID
Regional Transit.....	RT
Request for Qualifications.....	RFQ
Sacramento Area Council of Governments.....	SACOG
Sacramento Area Flood Control Agency.....	SAFCA
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
University of California.....	UC