

CADA shelves plans for condos at 14th and N streets

Jun 24, 2016, 4:31pm PDT

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Sacramento Business Journal



The Capitol Area Development Authority is shelving plans for a condominium project at this corner of 14th and N streets.

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Citing a lack of progress in talks with the owner, the Capitol Area Development Authority is halting plans for a condominium project at 14th and N streets in Sacramento.

At its Friday meeting, CADA board chair Ann Bailey said the board had chosen not to proceed with a potential project on the site, citing concerns about feasibility. The announcement came after the board met in closed session to discuss potential terms for CADA to buy the land on the southwest corner of 14th and N from the California Department of General Services. Potential dollar amounts were not disclosed.

“We just couldn’t come to terms with both parties,” said CADA executive director Wendy Saunders after the meeting. “It’s still a great location for an urban project.”

The land, about .45 of an acre, includes a parking lot and two existing apartment buildings. Late last year, CADA announced plans to acquire the land and issued a request for proposals this year for the site. The authority envisioned a market-rate condominium project of up to 48 units on the site, although one 11-unit apartment project there would remain.

Also known as Site 21, the property has been scrutinized for development proposals

more than once before. Saunders said in December that a condo project there would be built without a subsidy, which would be a first for CADA.

After Friday's decision, however, she said the next steps are unclear. The authority remains open to talking with DGS about the site, she said.

CADA is a joint agency between the state of California and city of Sacramento to manage, develop and oversee designated property in downtown Sacramento. It was originally formed to manage property that the state owned around the state Capitol.