



DEPARTMENT OF GENERAL SERVICES
Executive Office

February 24, 2004

The Honorable Wesley Chesbro, Chair
Joint Legislative Budget Committee
State Capitol, Room 5100
Sacramento, CA 95814

Dear Senator Chesbro:

Pursuant to the requirements of Government Code Section 8164, the Department of General Services (DGS) is submitting the annual Capitol Area Plan Progress Report.

The progress report includes an update of state office and housing projects and activities relating to the Capitol Area, with a focus on the year 2003 activities. All reported items are consistent with the implementation strategy of the 1997 Capitol Area Plan and support the Plan's statutory objectives.

In keeping with our commitment to encourage conservation, this report has been posted to our website. The report can be viewed at:

<http://www.legi.dgs.ca.gov/Publications/2004LegislativeReports.htm>.

The report is entitled *Capitol Area Plan Progress Report January 2004*.

If you wish to receive a printed copy of this report, please contact Mona Gonzales at (916) 376-1813 (mona.gonzales@dgs.ca.gov).

If you have any questions or require further information on this matter, you may have your staff contact John H. Brooks, Chief, Asset Planning and Enhancement Branch, Real Estate Services Division, Department of General Services, at (916) 376-1829.

Sincerely,

Ron Joseph, Interim Director
Department of General Services

RJ:mg

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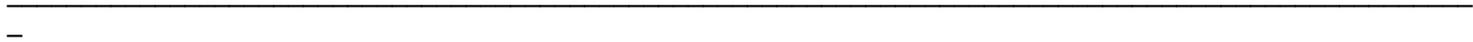
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CAPITOL AREA PLAN PROGRESS REPORT

JANUARY 2004



CAPITOL AREA PLAN PROGRESS REPORT

JANUARY 2004

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STATE AND CONSUMER SERVICES AGENCY

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Prepared By

ASSET PLANNING AND ENHANCEMENT BRANCH

John H. Brooks, Chief

TABLE OF CONTENTS

	Executive Summary	i
1.	Introduction	1
2.	Land Use	5
	Objective/Principles	
	Status of Action Item	
3.	State Offices	10
	Objective/Principles	
	Status of Action Items	
4.	Housing	22
	Objective/Principles	
	Status of Action Items	
5.	Transportation and Parking	33
	Objective/Principles	
	Status of Action Items	
6.	Open Space and Public Amenities	39
	Objective/Principles	
	Status of Action Items	
7.	Development of the Community	46
	Objective/Principles	
	Status of Action Items	

TABLE OF CONTENTS (Continued)

8.	Sustainable Design and Energy Conservation	50
	Objective/Principles	
	Status of Action Items	
9.	State's Relation to Local Government	57
	Objective/Principles	
	Status of Action Items	
10.	Administration and Implementation	61
	Objective/Principles	
	Status of Action Items	

Appendices:

- A. Capitol Area Committee and Technical Advisory Committee**
- B. Capitol Area Development Authority (CADA)**
- C. CADA Managed Residential Properties Summary Report**
- D. CADA Managed Commercial/Retail Properties Summary Report**
- E. New CADA Housing Developed Since 1978**
- F. CADA Projects to be Completed 2004-2008**
- G. CADA Projects to be Completed 2009-2013**
- H. Public Art Works – East End Complex**

EXECUTIVE SUMMARY

The Capitol Area Plan Progress Report describes the significant progress made in 2003 to advance the Capitol Area Plan's vision and develop the Capitol Area in downtown Sacramento into a vibrant, mixed-use community of state offices, housing, and retail. The first building in the signature Capitol Area East End Complex was completed and the Capitol Area was enlarged to include the R Street Area in 2002. Construction of the four remaining buildings of the East End Complex was completed in 2003. The complex will house approximately 6,000 employees when final occupancy is completed in spring 2004. 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. At the same time, the market has responded favorably with sales of the Capitol Park Homes, foretelling a positive reaction to the Capitol Area Development Authority (CADA) housing projects currently under development.

State Offices

In 2003, the State of California continued occupancy of five new state office buildings, which are the first green/sustainable design office buildings and the largest office building project ever to be constructed by the state. In conjunction with the Governor's Sustainable Building Task Force, the East End Complex project incorporates state-of-the-art sustainable and energy efficient design and construction features that enable the complex to exceed Title 24 building code requirements by 30 percent. The California Department of Education (DOE) headquarters building (Block 225) was awarded the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED_{TM}) 2.0 Gold Rating making it the largest gold-rated building in the world, the first California state government building to be certified at any level, and the first project to be certified in 2003. The project has become the model for future building projects throughout the state. Additionally, it supports local downtown redevelopment goals and state office program priorities and establishes a prominent state presence east of the State Capitol. The project:

- transforms a five-block area to the east and south east of Capitol Park into a 1.3 million net square foot (NSF) complex of buildings consolidating office space needs of the Department of Health Services (DHS) and DOE;

Capitol Area within Central City



- includes ground floor retail, child care, and joint-use opportunities, such as after hours parking and training, conference, and auditorium space available for public use, to support the adjacent neighborhood;
- offered numerous opportunities for public art installations representing the spirit of this state and created by distinguished California artists; and
- will be fully occupied by approximately 6,000 employees by spring 2004.

The state has received authorization to develop a major signature office project at the west end of the Capitol Area to harmonize with the east end. This project:

- responds to legislation signed by Governor Davis, Senate Bill 809 (Ortiz) (Ch. 672, Stats. of 2001), to develop a \$391 million, 1.0 million NSF state office project on a two-block site west and south of the Capitol;
- furthers the state's asset management goals and location policies consistent with Executive Orders W-18-91 and D-46-01;
- presents an opportunity for the state to improve two blocks of undeveloped and underutilized state-owned land; and
- consolidates fragmented state office uses in an energy efficient, sustainable office complex that will respond fully to the state's Excellence in Public Buildings Initiative.

The state continued the aggressive energy management, savings, and awareness program initiated during the energy shortages of 2001, maintaining the 20 percent reduction in energy consumption in 37 of the state's largest buildings. A savings of over 13 megawatt hours has been maintained statewide for each quarter reported in 2002 and 2003. This amounts to a total of 78 megawatts in six quarters. For perspective, according to the Sacramento Municipal Utility District (SMUD), 10 mega watts of power is enough energy to operate 3,300 homes for a year. The Department of General Services (DGS) conducted Federal Environmental Protection Act benchmarking on the DGS facilities to determine each building's level of energy efficiency. The department has received the Energy Star Label for superior energy performance for four facilities in Sacramento and a total of 18 of the 37 state buildings that are being tracked for energy savings statewide.

Preliminary plans have been completed and construction documents are underway to upgrade state buildings to meet the architectural accessibility requirements of the California Building Code. In 2001, the Governor's Americans with Disabilities Act (ADA) Interagency Task Force awarded the DGS over \$10 million to remove architectural barriers to persons with disabilities from 30 DGS-owned buildings, including 14 buildings in the Capitol Area. In addition to this program, the DGS annually funds barrier removal projects in its support budget. The DGS is also planning several renovation projects that will include ADA access improvements as part of the scope of work.

Housing and Commercial

CADA, responsible for Capitol Area residential and commercial development, continues to develop a mix of residential (including market-rate and affordable housing) and supporting retail/commercial projects to appeal to the growing downtown housing market. In 2003, CADA initiated planning efforts for the redevelopment of the R Street Area, an expansion of the Capitol Area created by Senate Bill 1460 (Ortiz) (Ch. 468, Stats. of 2002). The legislation extends 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. To accelerate the redevelopment efforts along the southern border of the Capitol Area, CADA is in the process of preparing a redevelopment plan for the R Street Area that complements the objectives of the Capitol Area Plan.

CADA Projects Under Construction or Development

- **Capitol Lofts (CADA Warehouse)** – Design development is underway for the project, which includes renovation of existing buildings and new construction. It introduces a new product to Sacramento with the development of 103 for-sale units that include flats, live/work units, townhouse lofts, and penthouses. City funding commitments were approved in 2003. Construction is expected to begin in late 2004 and be completed in mid 2005.
- **Fremont Mews** – This mixed-income development of 119 rental units includes 48 affordable to very low and low-income household units. It also reserves almost a half-acre of land for the Fremont Park Neighborhood Community Garden. City funding commitments for this development were secured in 2003. A legal challenge by Ron Mandella Community Garden, Inc. to

the California Environmental Quality Act (CEQA) document prepared for this project was upheld by the courts. A new Environmental Impact Report (EIR) has been initiated. Accordingly, CADA project approvals have been set aside as the project undergoes additional environmental review.

- **East End Gateway** – The overwhelming response to a Request for Qualifications for the development of four sites along 16th Street culminated in CADA selecting two teams to proceed with plans for the sites. It is anticipated that these projects, to be completed during the period of 2006 – 2007, will provide 250 to 300 residential units with accompanying ground floor retail space.

CADA Projects Recently Completed

- **Capitol Park Homes** – Construction was completed in 2003 on 64 for-sale, detached, single-family homes on a two-block site south of the Capitol. All units have been sold and are occupied.
- **Southside Community Garden** – In 2003, CADA purchased and prepared three quarters of an acre at 5th and W Streets for donation to the City of Sacramento to replace the portion of the former community garden on the block bounded by 14th/15th, P/Q Streets to be utilized in the development of the Fremont Mews Project.

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 has been made available to state employees through an agreement between the DGS and Regional Transit (RT). Fourteen low-emission, natural gas buses are being used by RT to provide these services. In addition to the shuttle service, over 15,000 transit passes were issued to state employees to encourage the use of mass transit for their commute and daytime transportation needs.
- **State Capitol Building** – Somber events of 2001, including the January truck crash into the State Capitol Building and September 11 terrorist attacks, have forced officials to re-examine security and access issues for the buildings that serve as the seat of California state government. Repairs to the Capitol, damaged by the truck crash, were completed in summer 2002

and painting of the exterior was finished early in 2003. The quality of the work performed gained the state and its contractors an award from the California Preservation Society. Additionally, the DGS, in conjunction with the California Highway Patrol and the Legislature has begun plans for the Capitol Park Safety and Security Improvements Project. Construction is expected to begin late 2004. The development of the Capitol Park Master Plan, suspended following the truck crash, is scheduled to resume in spring 2004.

- **Memorials** –Two memorials, authorized for development in Capitol Park, have been completed. Construction of the Firefighters Memorial was completed in April 2002. On May 22, 2003, the first anniversary ceremony was held at the memorial to honor those firefighters who lost their lives during the last year. The International World Peace Rose Garden was completed and dedication ceremonies were held in May 2003. A third authorized memorial, the Mexican-American War Memorial, is in the early planning stage.
- **R Street Area** – Progress is being made in developing the R Street Area. Construction of retail/commercial projects including a restaurant/entertainment venue, a supermarket, and ancillary retail and residential space is in progress, scheduled for completion in early 2004. Additionally, CADA has held community workshops to identify significant issues needing to be addressed in the future development of the R Street Area.

1. 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 (between 5th/17th Streets and L/R Streets) 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. These committees meet regularly in public meetings. The Capitol Area Committee has generally met monthly throughout the year but moved to a quarterly schedule beginning October 2003. The Technical Advisory Committee also meets quarterly in the months of January, April, July, and October of each year. Background and other information concerning these two committees may be found in Appendix A in this report.

The Director of the DGS approved an update to the 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. The chart on pages 2 and 3 provides an overview of significant Capitol Area planning activities to date.

Government Code (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 Progress Report was issued in January 2003 and it reported on activities in 2002. This January 2004 Progress Report provides a general overview of activities since the last Progress Report, with a focus on the year 2003.

Capitol Area Planning Background 1995 - 2003

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. Additional legislation, which is significant to the implementation of the Capitol Area Plan, was enacted after the approval of the update. This includes the following:

GC Section 8169.5 (Senate Bill 1270 [Johnston] [Ch. 761, Stats. of 1997])

Authorizes the development of approximately 1.47 million gross square feet (GSF) or approximately 1.13 million NSF of office space in the East End area to consolidate headquarters operations of the DGS, DOE, and DHS.

**Capitol Area Planning Background
1995 - 2003**

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 shall include 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.

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 Capitol Area Plan contains nine specific statutory objectives that set the tone and the focus for the future of the Capitol Area. These nine 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.

The Sacramento Regional Facilities Plan determines overall state office needs in the region, including the Capitol Area; therefore, this Progress Report will not report on the status of specific state office facility priorities. The latest Sacramento Regional Facilities Plan was developed in 1997. An update was published in December 2001. The next full Regional Facilities Plan is scheduled to commence during fiscal year 2003/2004.

2. 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.

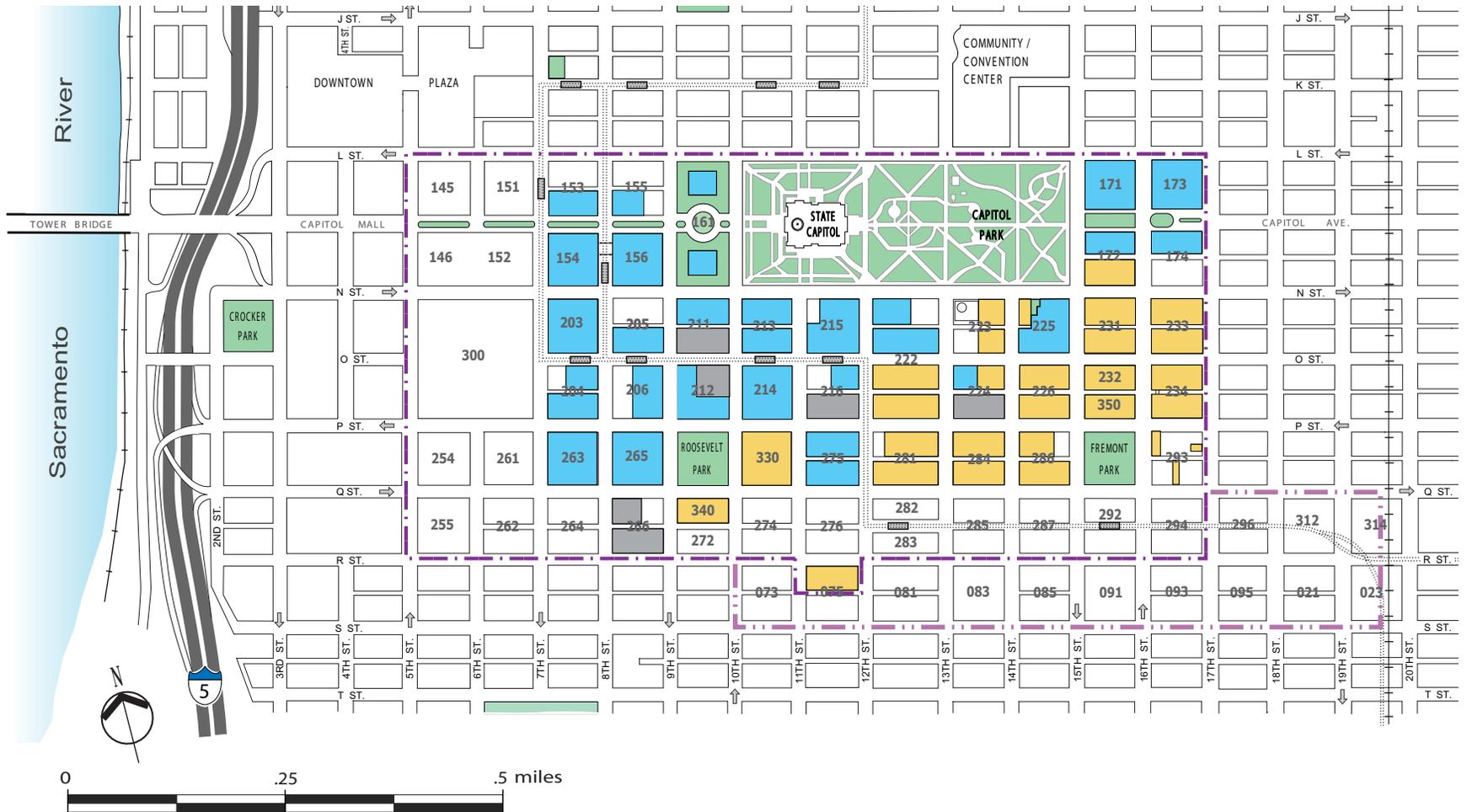
Status of Action Item

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 staff has been working with CADA staff 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 page 7 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.

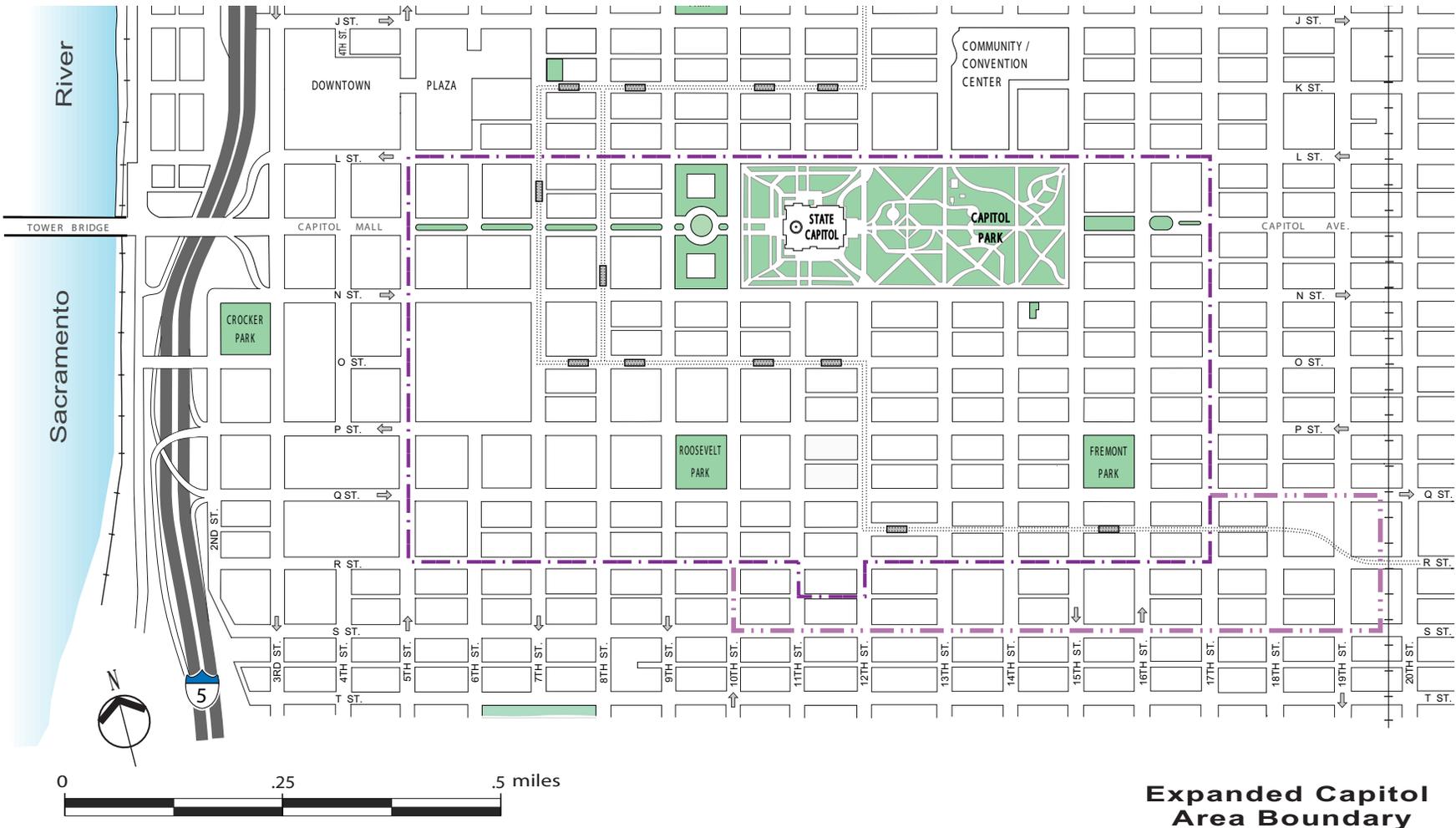
On September 11, 2002, Governor Davis signed Senate Bill 1460 (Ortiz) (Ch. 468, Stats. of 2002), which enlarges the Capitol Area, as delineated in the 1997 Capitol Area Plan, by extending the Capitol Area boundary south at 10th Street to S Street and east at 17th to the railroad right-of-way between 19th and 20th. Expansion of CADA's redevelopment project area will accelerate development efforts along the southern border of the Capitol Area between 10th and 19th Streets. CADA is in the process of preparing a plan for the redevelopment of the R Street Area that furthers the purposes and objectives of the Capitol Area Plan. The map on page 8 shows the boundary of the enlarged Capitol Area. Land use designations within the 1997 Capitol Area Plan boundary will not be 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, which 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 construc-



Land Use Diagram

- Legend**
- Office
 - Residential
 - Parking
 - Other Existing Use
 - 1997 Capitol Area Plan Boundary
 - Expanded Boundary per SB 1460 (Ch. 458, Stats. of 2002)
 - Parks and Open Space
 - Light Rail



Expanded Capitol Area Boundary

- Legend
- 1997 Capitol Area Plan Boundary
 - Expanded Boundary per S B 1460 (Ch. 458, Stats. of 2002)
 - Parks and Open Space
 - Light Rail

tion 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 Streets and N/O Streets.
- Employment Development Department (EDD) headquarters site - Block 156 between 8th/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. In the meantime, the City of West Sacramento, has offered a 43-acre site to the State of California for the development of a Governor's residence. A private foundation is being formed to oversee development of the residence. The state has until June 2005 to accept the West Sacramento site.

3. 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 as shown on page 12. 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 in the East End Complex area including Blocks 171-174 (15th/17th Streets, L Street to alley between Capitol Avenue and N Street) and Block 225 (14th/15th and N/O Streets). The building on Block 225 was completed in July 2002. The buildings on Blocks 171-174 were completed in March 2003. The remaining 1.35 million GSF is projected for future development on Block 204 (7th/8th and P/Q Streets), Block 213 (10th/11th and N/O Streets), and Block 275 (11th/12th and P/Q Streets). Additionally, the south half of Block 266 (8th/9th and Q/R Streets) is designated for a parking garage. The office opportunity sites are shown on the map on the following page. The scope of development provided for in the Capitol Area Plan is shown in the table below.

Capitol Area Plan Office and Parking Opportunity Sites

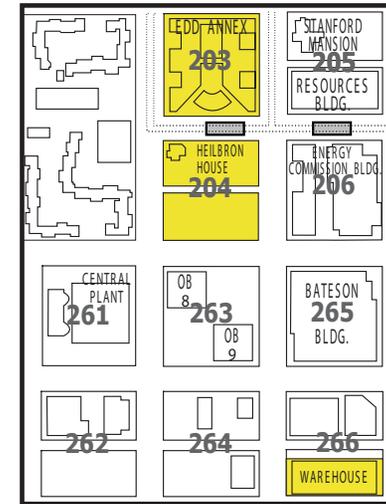
	BLOCK 204	BLOCK 213	BLOCK 275	BLOCK 266	TOTAL
SF of Site Area	85,400	51,200	106,400	52,300	295,300
GSF of Office Space	628,000	268,000	454,600		1,350,600
NSF of Office Space	471,000	201,000	340,950		1,012,950
Floor Area Ratio	7.4:1	5.2:1	4.3:1		
Stories	18	8	6		
Parking Standard	1.1 per 1,000 GSF	1.1 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, Private Owner	Legislature	DGS, Caltrans, Private Owner	DGS, Private Owner	



Office Development Sites on State-Owned Land

- | | | |
|--------|--|---|
| Legend | Existing Office Site | 1997 Capitol Area Plan Boundary |
| | Future Office (includes on-site parking) | Expanded Boundary per S.B. 1460 (Ch. 458, Stats. of 2002) |
| | Existing Garage | Parks and Open Space |
| | Future Garage | Central Heating/Cooling Plant |
| | Office Site Under Development | Light Rail |

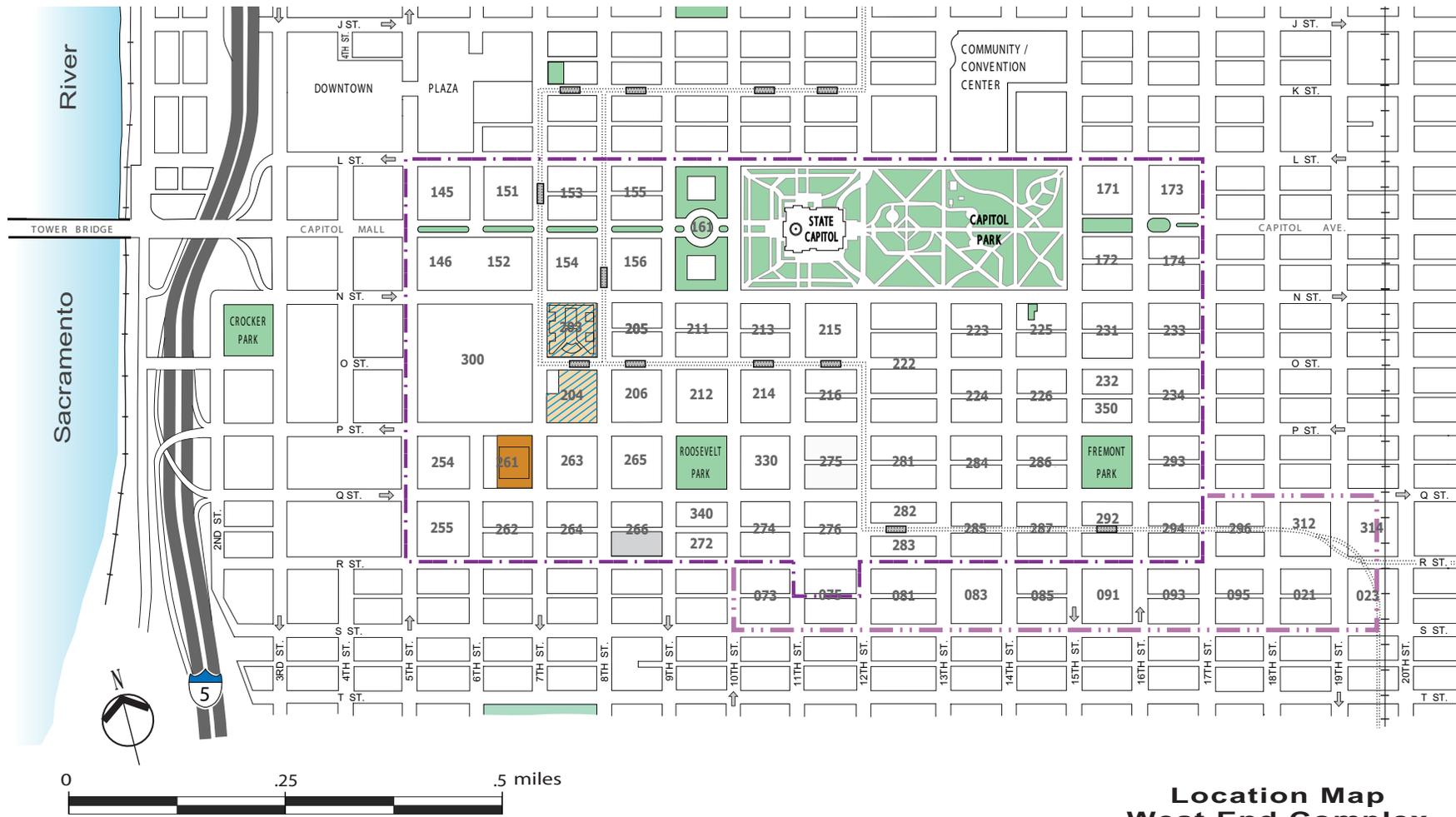
In June 2001, the DGS completed a facilities study to analyze the feasibility of developing 1.3 million GSF (1.0 million NSF) of state office space at the west end of the Capitol Area on a two-block site that includes Block 204 and the adjacent Block 203 to the north. This DGS-owned Block 203, designated office by the Capitol Area Plan, is currently improved with a one-story, below-grade office building, often referred to as the Subterranean Building. The current tenant in this building is the EDD. In addition, an 800-space garage would be constructed on the south half of Block 266 (8th/9th and Q/R Streets) to provide additional parking to serve these office facilities. On October 10, 2001, Governor Davis signed Senate Bill 809 (Ortiz) (Ch. 672, Stats. of 2001), which authorized the development of these two office buildings and associated parking. This \$391 million project expands the existing state office campus in the Capitol Area with the opportunity to construct a signature building complex in its west end. It will provide additional consolidation opportunities for agencies requiring a downtown location, advancing the implementation strategies of the 1997 Sacramento Regional Facilities Plan and the Capitol Area Plan.



West End Complex Site

The south half of Block 266 is now improved with the old EDD Warehouse that was declared surplus and subsequently purchased by the DGS. The balance of the south half of Block 266 consists of a private paved parking lot located north of the old EDD Warehouse. Since no existing housing is located on any of the project blocks, housing will not be displaced by the project. The 1997 Capitol Area Plan did 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 were included in the 1997 Capitol Area Plan and certified EIR. Block 204 is presently improved with paved parking and the Heilbron House (La Raza Galleria). The state's 2000/2001 Budget Item 3790-302-001 included an appropriation of \$1.2 million for the Department of Parks and Recreation to purchase and rehabilitate the Heilbron House, which would then house the Department of Parks and Recreation's State Office of Historic Preservation. This purchase transaction has been completed. Senate Bill 809 provides that the cost for the West End Project shall include the cost of rehabilitating the Heilbron House and may include the cost of its relocation.



**Location Map
West End Complex**

- | | |
|--|--|
| <p>Legend</p> <ul style="list-style-type: none"> West End Complex Central Heating/Cooling Plant Parking Garage 1997 Capitol Area Boundary | <ul style="list-style-type: none"> Expanded Boundary per SB 1460 (Ch. 458, Stats. of 2002) Parks and Open Space Light Rail |
|--|--|

The West End Project will be developed as a design/build project. Funding for preliminary plans was approved by the Public Works Board in July 2003. The DGS is currently in the process of selecting a Construction Manager and Master Architect team for the project. The overall project schedule is projected to take approximately 72 months from funding approval. Public outreach and the CEQA process for this project will be combined with those planned for the Central Plant Renovation. Additional environmental review will be necessary prior to initiating the West End Project, which has the following proposed development scope.

	BLOCK 203	BLOCK 204	BLOCK 266	TOTAL
GSF of Office Space	450,000	890,000		1,340,000
NSF of Office Space	336,000	664,000		1,000,000
Stories	11	22	7	
Parking Provided	270 spaces	270 spaces	800 spaces	1,340 spaces

Of the remaining two office opportunity sites, 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 is underway and includes 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.

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:

- Bonderson Building, 901 P Street, 102,000 NSF
\$23 million renovation project scheduled for completion third quarter 2005
- Office Building 10 (former Education Building), 721 Capitol Mall, 110,000 NSF
\$17 million renovation project scheduled for completion January 2005
- Office Building 8, 714 P Street, 199,000 NSF
\$56 million renovation project scheduled for completion February 2006
- Office Building 9, 744 P Street, 208,000 NSF
\$56.2 million renovation project scheduled to start after the completion of Office Building 8 and to be completed November 2007

The budget also included \$20.7 million for renovation of the 71,000 NSF Food and Agriculture Building at 1220 N Street. The project is under construction with completion scheduled for May 2004. The map on page 18 shows all state office buildings in downtown Sacramento.

The development authorization of the West End Complex offers a potential opportunity for the renovation and backfill of the 490,000 NSF Resources Building located at 1416 Ninth Street. The Capitol Area West End Facilities Study examined the feasibility of moving the departments located in the Resources Building at 1416 Ninth Street and from existing dispersed leases to the proposed West End Complex. This scenario would essentially consolidate the Resources Agency and would allow the complete renovation of the Resources Building to be accomplished as a more cost effective and efficient single phase project. There are a number of state agencies currently in leased space with downtown location requirements that could backfill the Resources Building after renovation. Additional information concerning the changes in office space availability and the backfill program will be included in the next Sacramento Regional Facilities Plan.



*Education Building
721 Capitol Mall*



*Office Buildings 8 and 9
714 and 744 P Streets*

Work has been completed to repair damage caused to the State Capitol when a tractor trailer truck crashed into the South Portico in January 2001. The repair and restoration work, costing \$16.5 million, was completed in summer 2002. In addition to the repair project, the exterior of the State Capitol was painted for the first time since its restoration 20 years ago. The quality of work performed in the project won the contractor and the DGS an award from the California Preservation Society for excellence in preservation.

A series of security breaches at the State Capitol over several years and the national events that took place on September 11, 2001, have heightened awareness regarding the need for increased security measures at public buildings. In response to this concern, a new revised program to increase protection of the Capitol Building, its occupants, and visitors was launched in March 2002. In partnership with the California Highway Patrol and Legislature, the DGS began the Capitol Park Safety and Security Improvements Project. This project consists of establishing a protective vehicle barrier around the State Capitol Building and the construction of two permanent visitor pavilions adjacent to the north and south entrances to the Capitol. The visitor pavilions will provide a secure and protected setting for staff and visitors waiting to go through the security screening process prior to entering the Capitol. The pavilions will house the equipment currently located in the north and south lobby areas. The project is a supplement to the original 1997 Capitol Park Safety and Security Improvement Project. Construction is anticipated to begin late 2004.

The DGS completed the repair to the atrium roof structure at the Bateson Building at 1600 Ninth Street. Through use of a work platform erected at the top of the building's atrium, repairs were accomplished while maintaining the architectural appearance of the space. The replacement of the damaged structural supports, installation of an updated skylight system, and replacement of acoustical tiles below a weather tight roof were completed in December 2002, four months ahead of schedule.

Located across the street from its current Lincoln Plaza headquarters building, the California Public Employees' Retirement System (CalPERS) Expansion Project is currently under construction, extending from 3rd to 5th Streets and Q to R Streets. Elements that have been incorporated into the design are two levels of on-site underground parking; relocation of the child care center from its current location at 3rd and Q Streets; a gymnasium; and a restaurant. Public pedestrian walkways and an outdoor plaza will be constructed along the abandoned 4th Street easement and an underground tunnel below Q Street will connect the two halves of the expanded headquarters facility. Initial occupancy of the western segment of the two mirrored, "U" shaped buildings is anticipated to begin in January 2005, with occupancy of the eastern portion of the project to begin two months later.



*State Capitol South Portico
Repaired*



*Bateson Building Roof Repairs
1600 Ninth Street*



State Office Buildings in Downtown Sacramento

- Legend**
- State Office Buildings
 - State Garage
 - 1997 Capitol Area Boundary
 - Expanded Boundary per SB 1460 (Ch. 458, Stats. of 2002)
 - Parks and Open Space
 - Central Heating/Cooling Plant
 - Light Rail

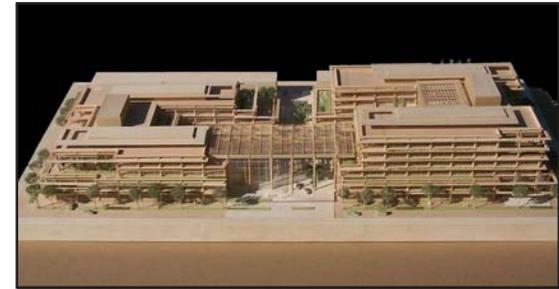
Key Building Name, No. Address

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> 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 | <ul style="list-style-type: none"> 13. Bateson Building, 1600 9th Street 14. CalEPA Building, 1001 I Street 15. Jesse Unruh Office Building, 915 Capitol Mall 16. Stanley Mosk Library & Courts Building, 914 Capitol Mall 17. Library Annex, 900 9th 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 | <ul style="list-style-type: none"> 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 |
|--|--|--|

Also proposed for the site are two three-story buildings facing R Street containing 22 townhouse dwelling units. Further along R Street, two additional structures will incorporate affordable housing into the overall project. Construction of the residential buildings is scheduled to begin 2004.

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

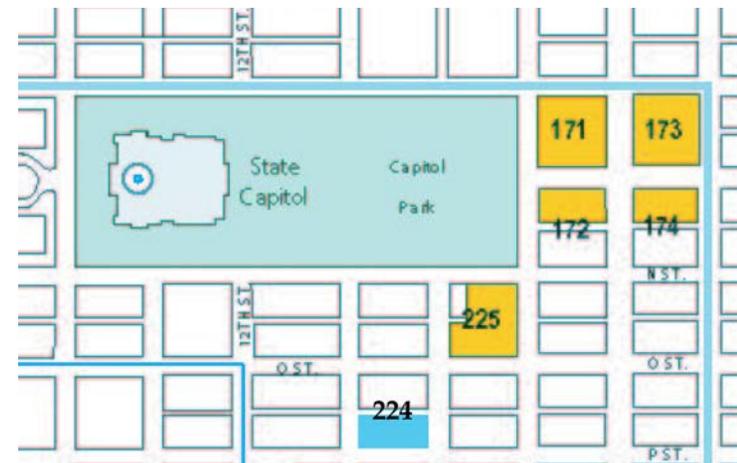
- **Office facilities on Blocks 171-174 and 225**
- **Supporting parking on Block 224.**



CalPERS Headquarters Expansion Building Model

On September 4, 2002, the state dedicated the first office building completed as part 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 or 1.3 million NSF of office space with below-grade parking and a 245,400 square feet (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 one block.

Johnson Fain Partners of Los Angeles was selected in March 1998 as the master architect to develop preliminary plans, design criteria, and a bid package for the entire East End Complex. A contract was awarded in early December 1999 to Clark/Gruen Design/Build, Inc. for the office structures to be built on Blocks 171-174 and to Hensel Phelps/Fentress Bradburn for the office structure to be built on Block 225. The design/build agreements were signed and Notices to Proceed were issued in February 2000.



East End Complex

The only improvements removed on Block 225 consisted of parking lot paving. However, more extensive improvements were removed from Blocks 171-174 and Block 224. These included two motels, 11 older commercial or office buildings, three apartment structures, and several paved parking lots. One of the apartment buildings, an older, eight-unit art deco structure located at

1311 15th Street, was moved from Block 172, relocated to the southwest corner of 17th and N Streets, and renovated. An additional ten apartment units were constructed on the site. The move was funded by the East End mitigation funds. In early July 2000, ten 80-year-old California Fan Palms were removed from Capitol Avenue within the project to new locations around the perimeter of Capitol Park.

Occupancy of the DOE headquarters building on Block 225 began in summer 2002. It is now fully occupied with 1,100 employees. As of fall 2003, the construction project on Blocks 171-174 is complete. The DHS began its move into the Block 171, 173, and 174 buildings in March 2003, with final occupancy of the Block 172 expected by the spring 2004.

The DOE, previously programmed to occupy offices in the building on Block 172, has opted to further consolidate into the Block 225 building and remain in a minimal amount of leased space. The DHS who occupies office buildings on Blocks 171, 173, and 174, will occupy the space originally programmed for the DOE in Block 172.

The DGS had been intended to be a third tenant in the East End Complex. However, due to unexpected staff growth by both DHS and DOE, the DGS was removed as a tenant in late 2000. The DGS has consolidated approximately 320,000 NSF of its operations in a long-term lease at the Ziggurat building located at 707 Third Street in West Sacramento. Occupancy of the building was completed in December 2001.

The total employee occupancy in the buildings is estimated to be approximately 6,000 persons. The five office buildings range in heights from three to seven stories. Construction and other costs of the office buildings on Blocks 171-174 and Block 225 is \$380,000,000. The total cost of the garage, completed in October 2001 on Block 224, was \$11,086,000. The 6,500 SF of commercial space on the first floor of the Block 224 garage was leased for CADA's administrative offices in February 2000.



*East End Complex
Block 225*



*East End Complex
Blocks 171-174*

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, local government officials and agencies, state government representatives, community and neighborhood organizations, and private sector representatives.

A discussion on sustainable design features of the East End Complex project and its extensive Art in Public Buildings program is contained in Chapter 6, Open Space and Public Amenities (page 39) and Chapter 8, Sustainable Design and Energy Conservation (page 50).

C. Identify and provide appropriate amounts of retail space in office buildings where development programs include 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 to broaden 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 area, 12,800 SF will be 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 office structure located on Block 225. Retail space in this block will complement the existing 14th and O Streets neighborhood commercial center. The new 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. A proposal for CADA to master lease the commercial space on Block 225 and 5,700 SF of the commercial space on Blocks 171-174 has been approved by the DGS and is presently under consideration by the State Public Works Board. The remaining commercial space is expected to be managed through the Business Enterprise Program administered by the Department of Rehabilitation.



*State Garage
Block 224*

The West End Project could provide retail development opportunities in the R Street Area, if ground floor retail is incorporated into the garage project on Block 266.

4. 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 Government Code 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.

Status of Action Items

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 then select the fifth director. The daily operation of the agency is under the direction of its executive director, John Dangberg. The members of the board as of November 2003 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 statutorily-stated goal is to create a viable community of some 3,500 plus residents in both public and privately-owned housing within the 1997 Capitol Area Plan boundary, which excludes the R Street Area, 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 are: Property Management, Asset Management, Development, and Administrative Services. In terms of personnel, CADA has five executive staff members, 20 administrative staff members, an eight-member maintenance staff, and 11 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 and a few are CADA-owned structures on state-owned property. In addition, CADA manages 26 retail/commercial properties, one storage facility, and approximately 700 parking spaces throughout the Capitol Area. Of these spaces, 83 will be removed in 2004 due to the construction of the Capitol Lofts Project. Appendix C contains a listing of CADA managed residential properties and Appendix D contains a listing of CADA managed retail/commercial properties.



*CADA Offices
1522 14th Street*

During its 25 years of service as a joint powers authority, CADA has overseen over \$75 million in public and private commercial and residential developments on state-owned land in the Capitol Area, including a total of 685 new residential infill units as shown in Appendix E. These new units include 480 market-rate units, six moderate-income units, 161 low-income housing units, and 38 hotel units. The Capitol Vue Motel, which was renovated in 2000 and renamed The Inn Off Capitol Park, includes these 38 units. These developments, except Capitol Park Homes, the Fremont Building, and 1500 Q Street, were constructed under the terms of 60-year land leases from the state. Under the terms of Senate Bill 1770 (Johnston) (Ch. 198, Stats. of 1996), the state has since sold the underlying fee interest in the land to the homeowners associations of three condominium projects; Somerset Parkside (north two-thirds of the block bound by 10th/11th, P/Q Streets), Saratoga Townhomes (north half of the block bound by 9th/10th, Q/R Streets), and Stanford Park Townhomes (southeast quarter of the block bound by 14th/15th, O/P Streets and south half of block bound by 15th/16th, O/P Streets).

Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997), amending GC Section 8169, created a major change in the utilization 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, in turn, will sell the property to qualified developers for development of residential and/or neighborhood retail/commercial uses in the Capitol Area. The ability to provide fee title to such property will enhance 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:

- Fremont Building site, 16th and P Streets
- Governors Terrace Apartment site, 14th and P Streets
- Capitol Park Homes site, 12th/14th and P/Q Streets

The map on the following page shows sites designated for housing development within the 1997 Capitol Area Plan boundaries. Appendix F outlines CADA's development plans for the period 2004 through 2008. Appendix F identifies a potential housing increase of 470 units to be developed over the next five-year period ending in 2008.

Appendix G outlines CADA's development plans for the 2009 to 2013 time period. These plans forecast completion of 346 housing units in the medium to high density categories. These developments may require older buildings to be demolished to make way for new construction. It is



Housing/Commercial Development

- | | |
|---|--|
| <p>Legend</p> <ul style="list-style-type: none"> CADA Developed and/or Managed Housing/Commercial Future Housing/Commercial Sites Housing/Commercial Under Development 1997 Capitol Area Plan Boundary | <ul style="list-style-type: none"> Expanded Boundary per SB 1460 (Ch. 458, Stats. of 2002) Parks and Open Space Light Rail |
|---|--|

expected that many of the developments projected in the 2008 to 2013 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.

During 2003, CADA completed a project consisting of 64 detached ownership homes; had two projects in pre-development that will produce an estimated 213 residential units and ground floor commercial space; and launched the development of four additional projects that have the potential to provide over 246 units and ground floor commercial space. A brief discussion of these projects follows:

Capitol Park Homes

This development is located close to the center of the Capitol Area on Blocks 281 and 284 on a 3.45-acre (150,282 SF) site located between 12th/14th and P/Q Streets. All of the 64 for-sale, detached single-family homes ranging from 1,306 to 2,431 SF have been completed, sold, and occupied.

In order to accommodate this development, two existing state-owned apartment structures were moved to different locations within the two-block area. The four-unit building previously located at 1201 Q Street was moved a little more than a block away to 1321 Q Street and a 12-unit building was moved from 1223 Q Street to 1326 P Street. These buildings have been remodeled and are once again being operated by CADA. Ownership of these structures remains with the DGS. Additionally, two privately-owned apartment structures in the project area were purchased by the developer. These buildings, located at 1215 Q Street and 1609 13th Street, were demolished in fall 2000 to make way for the new construction.



*Capitol Park Homes
13th and Q Streets*

Capitol Lofts (CADA Warehouse)

This development project is structured around a 1920s vintage brick warehouse that has been owned by the state and leased to CADA for its maintenance operations. The property 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 103 for-sale units on the property, subject to finalization of costs and funding sources. At the present time, the unit density is projected at 86 dwelling units per acre. The units in the old warehouse portion will range in size from 856 SF to 2,650 SF.



*Capitol Lofts Rendering
North Half of Block 075*

New construction on vacant portions of the site will include live/work lofts and loft units ranging in size from 815 SF to 1,533 SF. The historic CADA Warehouse, a three-story brick building at the corner of 11th and R Streets, will be converted to office space with the possibility of locating retail uses at the ground floor level. As of September 2003, this project is in design development. Sacramento Housing and Redevelopment Agency (SHRA) and CADA funding participation has been secured. The developer is Regis Homes of Northern California, Inc./Holliday Development. The start of construction is anticipated to be in late 2004 and completed in mid 2005.

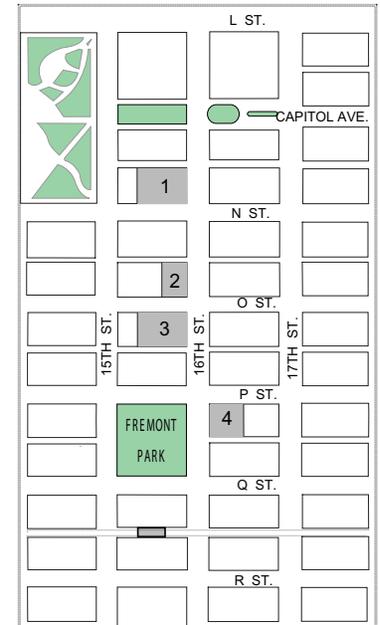
Fremont Mews

This CADA project involves the state-owned property within the block bounded by 14th/15th and P/Q Streets (Site 13) and a DGS-owned/operated surface parking lot. The proposal CADA considered in 2003 for this site includes 119 residential rental units and a 19,200 SF on-site, community garden area. As a part of the Garden Preservation and Replacement Plan that has been incorporated into the development of this project, CADA acquired and is donating a 32,000 SF garden site to the City of Sacramento Parks Department.

In 2003, the financing structure for the Fremont Mews project was completed and funding commitments from the city, the state, and CADA were secured. In this same period, however, a legal challenge to the project’s environmental review process was upheld based on a change in the California Environmental Quality Act (CEQA) that occurred shortly before the project was approved. Accordingly, CADA project approvals have been set aside. The project is undergoing additional environmental review.

East End Gateway Sites

In order to stimulate interest and provide a vision for CADA’s development goals along 16th Street, CADA issued a Request for Qualifications (RFQ) in early 2003 for four sites known as the East End Gateway. The East End Gateway projects will benefit from foot-traffic generated by the state’s East End Office Complex, improve the image of the east entry into the Capitol Area, and enhance 16th Street as a desirable residential and mixed-use address. An overwhelming response to the RFQ process concluded in CADA selecting and entering into exclusive negotiating agreements with two development teams for these sites. Two of the sites (East End Gateway sites 1 and 4) located at the corner of 16th and N and 16th and P Streets,



East End Gateway Project Sites



East End Gateway Artist Conceptual Drawing

respectively, were awarded to Lambert Development. The other two sites (East End Gateway sites 2 and 3) located at 16th and O Streets were awarded to Loftworks. The conceptual development scope for the four sites is presented in the following chart.

East End Gateway - Site 1	Block 172 (northwest corner of 16th/N Streets)	.88 acre	100 units
East End Gateway - Site 2	Block 231 (northwest corner of 16th/O Streets)	.44 acre	41 units
East End Gateway - Site 3	Block 232 (southwest corner of 16th/O Streets)	.72 acre	53 units
East End Gateway - Site 4	Block 293 (southeast corner of 16th/P Streets)	.44 acre	52 units

Other Neighborhood Development Projects

Since 1978, CADA has been involved in a number of other development projects that fall in categories that are outside their regular housing and commercial activities. A brief description of these are outlined as 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 \$7.245 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 provided \$100,000 to the La Raza Galleria to assist in the tenant improvements in their new location at 15th and R Streets to which they will be relocating from their current location at the Heilbron House at 7th and O Streets. This funding will assist in retaining this important cultural amenity within the Capitol Park neighborhood.
- In 2003, in response to Assembly Bill 1570 (Assembly Committee on Business and Professions) (Ch. 402, Stats. of 2003), the DGS and CADA worked with the University of California (UC) and the Department of Veterans Affairs in structuring a Memorandum of Understanding (MOU) whereby a portion of Block 222 in the Capitol Area that is designated as a Capitol Area housing site will be used to construct housing for the UC undergraduate State Capitol student intern program. The program is modeled after UC's Washington, DC program.
- In 2003, CADA in partnership with RT, Friends of Light Rail, and the City of Sacramento conducted a community workshop to consider design enhancements for the 16th and R Street Light Rail Station. This station is the primary station serving the East End Complex and is the transfer station for the new South Line and Folsom Corridor Extension. Enhancement recommendations will be presented to various Boards and Commissions to promote improvements that encourage ridership.
- 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 Community Garden on the site of the former Ron Mandella Community Gardens at 14th and Q Streets.
- Since its inception, CADA has funded a continuous program of building code corrections, ADA 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 retail/commercial development is underway in the R Street Area. A new 21,957 SF restaurant and entertainment venue is under construction at the corner of 15th and R Streets. In addition to a restaurant and entertainment venue, this facility will also house the La Raza Galleria. The 67,000 SF R Street Market, presently under construction at 19th and R Streets, will include a Safeway market and ancillary retail and residential uses. Both of these developments should be completed in early 2004.

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. 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.

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 2003, CADA completed 25 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.

C. Ensure availability of affordable housing in compliance with GC Section 8193.

GC Section 8193 states that CADA is required to have occupied or make available 25 percent of its units at affordable rents to low-income households. This 25 percent requirement applies to existing units until 600 newly-constructed units are completed and initially occupied. Once the requirement for 600 newly-constructed units has been fulfilled, the 25 percent requirement applies against all units developed by CADA on land leased to CADA from the DGS.

CADA bases the 25 percent requirement on the total number of units that it manages and/or has developed. The reasons for this are as follows:

- CADA has reached the threshold established in GC Section 8193(b) at which the 25 percent mandate must be applied against both existing and newly-constructed units.
- CADA applies the 25 percent requirement to units it manages and/or develops because this is consistent with the spirit of its enabling legislation and the intent of Assembly Bill 666 (Ortiz) (Ch. 262, Stats. of 1997).



*R Street Corridor Workshop
Walking Tour*



*R Street Corridor Workshop
Planning Session*

On December 15, 2000, CADA Board of Directors adopted CADA Board Resolution 00-49 which states that CADA will meet its 25 percent obligation 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 June 2003, of CADA managed and/or developed units within the 1997 Capitol Area Plan boundary follows:

	Rent Assisted Units	Market Rate Units	Total
CADA Managed Units (Existing)	177	371	548
CADA Managed Units (New)	87	117	204
CADA Developed Units (privately owned)	88	393	481
Total	352	881	1,233
Affordable/ Market Split	352	881	1,233
Percentage	29%	71%	100%

CADA has entered into an MOU with the Housing Authority of the City of Sacramento that commits CADA managed housing units for the use of Section 8 Voucher Holders. This MOU is beneficial to the accomplishment of both the City Housing Authority's and CADA's affordable housing programs. The assurance of a continuing housing resource in the Central City for Section 8 Voucher Holders will assist the City Housing Authority in continuing to receive federal funding allocations. The funds that CADA formerly allocated for direct subsidies is now redirected to other programs and projects increasing the supply of affordable housing for low-income households.

R Street Area Expansion

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.

- 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.
- 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.

5. 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 Systems Management Plan

A. Undertake steps to implement the Transportation Systems Management Plan.

The DGS is in the process of finalizing 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 recent 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. Once the TSMP is in place, it 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 7 out of 10 surveyed said they would try transit options if they could use a free shuttle to their worksite.



Trolley at the Ziggurat building

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

- C. Upon completion of two full years of implementation of the TSMP Program, ascertain if targeted programs are needed for specific development projects or agencies in the Capitol Area.**

This review is expected to occur within the identified timeframe.

Parking

- D. 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:

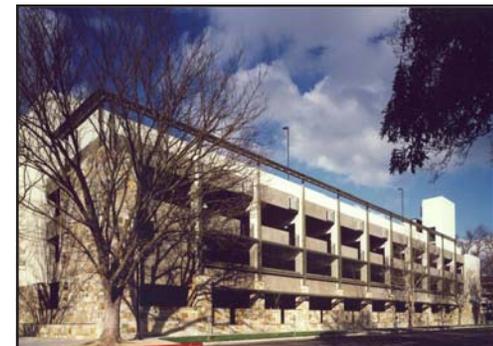
- Blocks 171–174 – 1,421 spaces
- Block 225 – underground parking with 213 spaces
- Total – 1,634 spaces

In addition, the parking garage on Block 224, which was completed in early 2002, contain 753 spaces. Construction of an additional parking garage with 800 spaces on Block 266 and 540 underground parking spaces below the office buildings on Blocks 203 and 204 are proposed as part of the West End Project.

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.



*Parking Garage
Block 173*



*Block 224 Parking Garage
13th and P Streets*

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 any 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 an additional 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 approximately 330 additional parking spaces to comply with the parking standards set by the Capitol Area Plan and the environmental mitigation measures of the East End Complex. The lot is one block from the existing DGS-operated peripheral parking lot located between 20th and 22nd Streets and is served by the same shuttle route. RT is now operating the central city shuttle service, which 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 (Page 50).

E. Ensure a coordinated program for parking facility construction, ensuring that parking standards are maintained during the course of 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.

F. Explore opportunities to expand use of the DGS' 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 during nonworking hours. In addition, a 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 garage. Attendees included Senator Deborah Ortiz, Councilmember Steve Cohn, City of Sacramento and CADA representatives, and area business owners. The DGS expects to finalize the arrangements for after-hours use in early 2004.

Bicycle Circulation

G. 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. It is expected that bicycle routing in the Capitol Area will tie in with future plans for Capitol Park that will be developed as part of the Capitol Park Master Plan. In addition, bikeways in the Capitol Area will help to establish a closer relationship with surrounding neighborhoods.



*Bike Rack
Blocks 171-174*

H. 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.

Bicycle parking and shower and dressing facilities have been provided for the new tenants of the East End Complex. A total of 211 bicycles can be secured in spaces with card key access or in ribbon racks outside of the buildings in the East End Complex (100 spaces on Block 173, 36 spaces on Blocks 171-174, and 66 spaces on Block 225). Also, a total of 17 men's and 17 women's showers, with associated locker facilities, have been provided in the complex. These facilities are distributed throughout the complex. It is expected that the DGS will continue to provide these features in all new office developments and, as appropriate, in the future remodeling and rehabilitation of existing office buildings in the Capitol Area.



*Shower/Locker Room
East End Complex*

6. 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 alternatives 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 new East End Complex. Capitol Avenue between 15th and 17th Streets has been 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. Flanked by buildings on either side and nestled within the urban landscape, "Golden State" is comprised of three adjoining sections, each with a unique focal point. 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 that offers the public a place to sit in the shade while acting as a buffer between the office building and its residential neighbors. These open spaces, along with other street improvements and the installation of street furniture, provide numerous opportunities throughout the East End Complex 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 that reflect the creativity, vitality, and diversity of the State of California. The use of free standing pieces, as well as items integrated into building elements such as elevator doors, has afforded an opportunity to showcase an outstanding number of works of art in a wide range of styles and materials.

Artists, solicited in spring 2001 through an announcement of public art opportunities, have completed the execution of their pieces and all items will be installed in their selected locations before the end of 2003. These works include the installation of objects such as a Foucault pendulum, enlarged replicas of chameleons, elevator doors that present quotations and images relevant to education, enormous open books, 13-foot high murals, as well as, multi-part sculptural pieces. Nine massive steel grilles inspired by wrought iron transoms in colonial haciendas, transform the facade of the parking structure from serviceable to elegant. Appendix H provides a full list of artists and their works.



*"Golden State" Plaza
Blocks 171-172*



*"Golden State" Plaza
Blocks 171-172*



*Pocket Park
Block 225*

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 Capitol Park and its master plan. Development of the master plan, anticipated to be a two-year effort, is scheduled to resume in spring 2004. The resulting plan, when adopted, will guide future land use and maintenance decisions for Capitol Park. The scope includes the entire Capitol Park (as recognized in statute), extending from 9th Street on the west to 15th Street on the east. The Capitol Area Committee will have a representative on the policy committee.



Firefighters Memorial

During 2002, the Firefighters Memorial and two brass Early California History commemorative seals 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. A dedication ceremony for the memorial was held in April 2002. Senate Bill 180 (Burton) (Ch. 189, Stats. of 2003) provides for funds generated from an income tax check-off item to be used for the on-going maintenance of the Memorial. The brass commemorative seals, one honoring early Spanish settlers, the other honoring Native-Americans, located on the west steps of the Capitol, were installed in May 2002.



*International World Peace
Rose Garden*

The International World Peace Rose Garden, located on the west side of 15th Street south of L Street at the site of the earlier rose garden, was completed during 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. Dedication ceremonies were held on May 16, 2003.



Rose Garden Monument

A third commemorative element has been authorized. The Mexican-American War Memorial, located on the west side of 10th Street at its intersection with the Capitol Mall Circle, is in the fund-raising phase. No date has been set at this time for design presentation to the Capitol Area Committee.

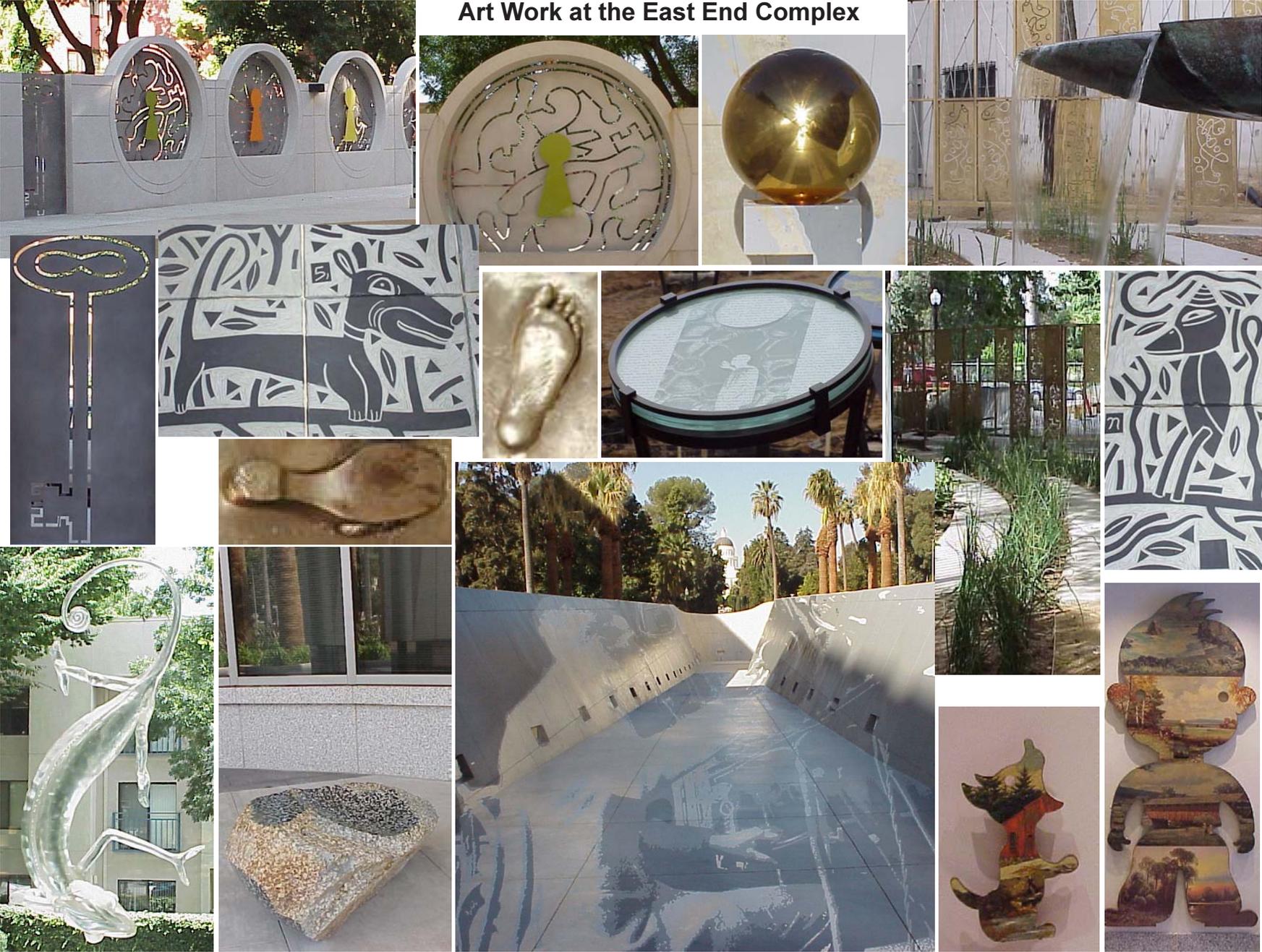
C. Develop streetscape improvement plans for priority streets, consistent with the open space and amenities implementation program, in the context of new development activities.

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, historic replica street lights were installed on Capitol Avenue and the streets surrounding the entire complex. In addition, the same historic 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 light rail station between 11th and 12th Streets. 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 that will be attractive to pedestrians. With the completion of construction at the East End Complex, the streets have been restored as traffic thoroughfares. Similar street development considerations will be given by CADA during the development of residential and commercial projects within the Capitol Area.



*Historic Lights at
14th and O Streets*

Art Work at the East End Complex





7. 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 neighborhoods.

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, 15 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. Seven of the developments are connected with residential developments under CADA's sponsorship and eight are under the DGS state-owned office development program. Existing CADA managed retail/commercial properties are listed in Appendix D.

These retail, commercial, and service activities reflect a considerable investment and effort in their planning and development by both the DGS and CADA and 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 on the following page. The amount of square feet to be developed in the R Street Area for retail, commercial and service space will be defined through an Urban Design/Development Infrastructure Plan that will be completed by CADA in 2004.

Retail/Commercial Development

	Block Number	Project Name	Status	Type of Space	Square Feet
Residential Blocks	075	CADA Warehouse	In Planning	Office/Commercial	3,200
	172	East End Gateway	Potential		TBD
	231	East End Gateway	Potential		TBD
	232	East End Gateway	Potential		TBD
	233	East End Gateway	Potential		TBD
	234	Fremont Building	Completed	Retail/Commercial	12,000
	292	1500 Q Street	Completed	Retail/Commercial	1,200
Office Blocks	173	East End Complex	In Construction	Retail/Commercial	6,800
	174	East End Complex	In Construction	Retail/Commercial	6,000
	225	East End Complex	Improvements Pending	Retail/Commercial	6,400
	225	East End Complex	Completed	Child Care interior	7,367
	203	West End Complex	Potential		TBD
	204	West End Complex	Potential		TBD
Garage Blocks	275	Caltrans Block	Potential		TBD
	224	East End Complex	Completed	Office/Commercial	6,500
	266	West End Complex	Potential	Retail/Commercial	TBD

TBD: To Be Determined

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 cooperation between the DGS and CADA.

In the residential blocks, there are three separate CADA projects with a retail/commercial component, including the proposed CADA Warehouse Project, the proposed East End Gateway sites, and the Fremont Building. The state and CADA participated in the funding of the reconstruction of 1500 Q Street, which includes ground floor retail space. Approximately 13,200 SF of retail/commercial space has been completed and added to the Capitol Area inventory, and an additional 23,125 SF of this type of space is in the planning stage.

In 2003, the DGS held lease development discussions with CADA for the retail/commercial space incorporated into the East End Complex. Construction began in August 2003, to create a restaurant in the Block 173 building and vending areas in buildings on Blocks 171, 172 and 174. Improvements are projected to be completed in early 2004. The balance of the retail space will be available for lease through CADA with the Business Enterprise Program having the right of first refusal on any food service space, except those located in the Block 225 building.

In the office and parking garage blocks, 6,500 SF of office/commercial space have 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. The child care center on Block 225 is complete, but not yet operational. The tenants are in the process of forming a non-profit board of directors which, in turn, will select a provider for the center. Improvements are pending until the child care provider is selected. Additionally, new commercial space could be included as part of the West End Project and the Block 275 state office opportunity site currently under study.



*Retail Space
14th and O Streets*



*Child Care Center
Block 225*

Since early 2000 until 2004, a total of 27,067 SF of space has been added to the Capitol Area commercial inventory. An additional 42,335 SF is in construction or in the planning stage and is expected to be added to the total by the end of 2005. The retail/commercial/service space at that time will total roughly 69,392 SF or approximately 77 percent of the 90,000 SF identified in the Capitol Area Plan.

A significant amount of retail/commercial development is underway in the R Street Area. A new 21,957 SF restaurant and entertainment venue is under construction at the corner of 15th and R Streets, as well as the R Street Market, also under construction at 19th and R Streets. Both development projects should be completed by early 2004.

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 the Department of Rehabilitation's Business Enterprise Program.

8. 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 meet 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.

In December 2000, the state was confronted with an unprecedented period of electricity shortages that lasted through the winter of 2000/2001 and into the spring and summer months. This situation emphasized that limits on energy availability and the need for conservation affects the management of all state buildings and facilities in the Capitol Area, as well as the rest of California. As reported in the January 2002 Capitol Area Plan Progress Report, the state developed an extensive energy management, savings, and awareness program to ensure the continuity of critical state operations, especially in periods of outages. These efforts produced impressive results. Commencing January 2002 through July 2003, the 37 state buildings being tracked continue to operate above the 20 percent energy reduction levels benchmarked in 2000.

The state continued with its aggressive energy conservation program throughout 2003, maintaining the 20 percent reduction in energy consumption, a savings of over 13 megawatt hours statewide for each quarter reported in 2002 and 2003. This amounts to a total savings of 78 megawatts in six quarters. To put this savings into perspective, according to the SMUD, 10 megawatts of power is enough energy to operate 3,300 homes for a year.

Also during 2002, the DGS conducted Federal Environmental Protection Act benchmarking on the DGS facilities to determine each building's level of energy efficiency. The department has received the Energy Star Label for superior energy performance for a total 18 of the 37 state buildings being tracked for energy savings statewide. This number includes four facilities located in Sacramento, but outside the Capitol Area. They are: (1) The Franchise Tax Board (FTB) buildings situated at 9645 Butterfield Way, the largest facility in Sacramento to receive this distinguished award, (2) Department of Justice Building at 1300 I Street, (3) the Board of Equalization Building at 450 N Street, and (4) the CalEPA Headquarters Building at 1001 I Street.

In August 2002, the largest state-owned, solar electric rooftop project was completed at the FTB headquarters in Sacramento. The 50,000 SF system uses more than 3,100 photovoltaic panels installed on an acre of rooftop at



*Franchise Tax Board Headquarters
Photovoltaic Panels*

FTB Building 2 to generate clean and reliable power from the sun, enough electricity to supply the building with about half of its energy needs. The system is capable of producing 469 kilowatts peak power, or the equivalent of the power used by more than 400 homes. This project was the result of a partnership with the DGS, the FTB, SMUD, and the PowerLight Corporation of Berkeley.

In a broader sense, 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. Since 1994, these projects include upgrades to the central heating and cooling plant and new energy management systems for the 23 state buildings connected to the central plant. In addition, energy efficient lighting improvements have been completed in 15 downtown state-owned buildings.

The DGS received authorization through Assembly Bill 1765 (Committee on Budget) (Ch. 157, Stats. of 2003) to begin the design for the Central Plant Renovation Project. This project will implement a study completed in 2003 that addressed the Cease and Desist Order issued by the Central Valley Regional Water Quality Control Board in March 2002, as well as incorporating other improvements. The project includes the elimination of the open loop riverfront discharge system by implementing a closed loop cooling tower system; provides for the expansion of the existing plant to accommodate additional chillers; replacement of existing chillers, boilers, the piping systems; and the cogeneration of energy. Additional work includes the construction of a chilled water storage tank to allow for night operations, taking advantage of off-peak electrical rates. The project is geared to upgrade plant capacity to accommodate the additional demand placed on it by the construction of the 1.4 million GSF West End Office Project, and improve overall performance of the plant. Construction is scheduled to begin May 2006 and be completed in spring 2008.

In 1999, the Secretary of the State and Consumer Services Agency directed the DGS, the California Integrated Waste Management Board, the California Energy Commission, the Department of Health Services, the California Air Resources Board, and the Department of Finance to reach consensus on a groundbreaking effort to incorporate sustainable building measures into the East End Complex bid documents. In August 2000, Governor Davis issued Executive Order D-16-00 establishing a state sustainable building goal to site, design, deconstruct, construct, renovate, operate, and maintain state buildings that are models of energy, water, and materials efficiency. The Secretary of the State and Consumer Services Agency, through the DGS'



*Photovoltaic Panels on
Block 225*

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 sustainability goals.

The East End Complex is a model for the state's ability to incorporate "green construction" features into energy efficient and sustainable buildings. The East End buildings are the "greenest" ever built by the state. The energy efficient measures enable the complex to exceed the relevant requirements of Title 24 of the California Building Code by 30 percent, saving an estimated \$430,000 in annual energy costs.

The Capitol Area East End Complex has set the benchmark for future state office buildings. The DOE (Block 225) headquarters is the "greenest" building ever built by the State of California, having been awarded the U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (LEEDTM) 2.0 Gold Rating. The LEEDTM rating system was developed by the USGBC for evaluating environmental performance from a whole-building perspective. The Block 225 building is the largest gold rated project in the world, the first California state government building to be certified at any level, and the first project to be certified in 2003. The Blocks 171-174 project was submitted to USGBC in early 2003 with the anticipation of LEEDTM Silver rating.

Features incorporated into the project include modular systems furniture developed and designed to meet new environmental specifications including criteria for indoor air quality, recycled content materials, and lighting; high-recycled content building materials; an under-floor air distribution system, over 5,500 photovoltaic panels that provide additional electrical capacity; high performance glass and high ceilings to maximize natural light; high-efficiency fluorescent lamps utilizing "smart" lighting controls that include dimming, motion/occupancy sensors, daylight sensors, time of day control, and photocell control for exterior lighting; a "cool roof" system; low-flow plumbing fixtures and centralized domestic drinking water and water heating systems; high-efficiency motors running the mechanical systems; an electrical vehicle charging system, preferred carpool and alternative fuel vehicle parking, and secure bicycle lockers and shower facilities in order to promote clean air. In addition, reuse of salvaged marble flooring from the historic Library and Courts Building, the removal and relocation of ten 60-foot tall historic California fan palm trees to Capitol Park, and the diversion of 97 percent of construction waste (more than a quarter of a million tons) from landfill disposal proves that sustainability goes beyond the use of "high tech" equipment.



*Leadership in Energy and Environmental Design Plaque
Block 225*



*Modular Systems Furniture
Block 225 Building*



*Lobby Stone Floor
Block 225*

As the project neared completion, sustainable measures were still being integrated into the project with actions such as the use of rubberized asphalt paving made from recycled tires to resurface surrounding city streets. The street resurfacing was done under the direction of the City of Sacramento.

In an area related to building design and energy 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 results in the highest possible quality product, the "Excellence in Public Buildings Initiative" has been developed. 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 overriding goal of this initiative is to enhance the architectural legacy of the people of California.

Goals of this initiative are to ensure excellence in design; promote energy efficiency and conservation, develop effective building operations; promote the use of sustainable building materials; assure quality control throughout the design and construction process; incorporate use of communications and controls technology; encourage the placement of art in public places; achieve occupant satisfaction; and implement the commissioning process. The earliest application of this initiative in the Capitol Area will be the renovation and upgrading of Office Building 8 and the former Department of Education Building, facilities vacated with the completion of the East End Complex.

In 2002, the DGS completed restoration work on the fifth floor judicial chamber in the Stanley Mosk Library and Courts Building at 914 Capitol Mall. The work included restoring the chamber to its original historic condition. On November 6, 2002, the historic building was officially dedicated in honor of the former Supreme Court Justice.

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

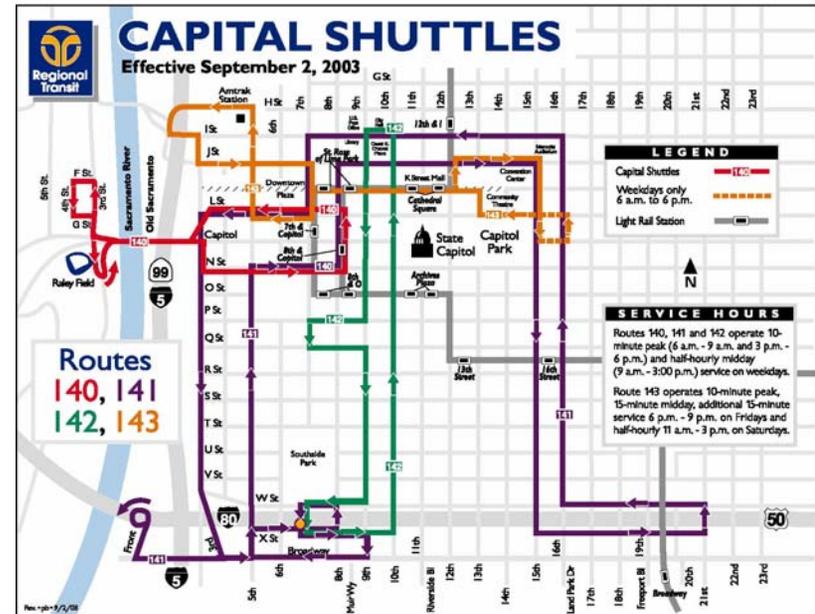
As noted before, CADA has ongoing energy policies for use in existing and newly-developed residential and commercial properties in the Capitol Area. Additionally, CADA has established an ongoing working relationship with the City of Sacramento to plant street trees within the Capitol Area, to promote 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 Administration (OFA) explored the use of electric shuttle vehicles for the peripheral parking service. However, after evaluating the most current electric vehicle technology, OFA determined that a number of obstacles must still be overcome before electric buses can be used successfully.

Last year's Progress Report described the agreement the DGS entered into with RT for shuttle service 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. Over 15,000 transit passes were issued to state employees, so they can incorporate mass transit in their commute and daytime transportation needs. RT is using 14 new low emission, natural gas buses for this service.

The OFA is attaining a more energy efficient and cleaner fleet with the addition of alternative fuel and low emission vehicles, which 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, battery/electric and gasoline/electric hybrid sedans, pickups, and vans.



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 restorations 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 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.

9. STATE'S 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 governmental 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, agencies of the City of Sacramento, the City of West Sacramento, and the regional planning agencies such as the Sacramento RT and the Sacramento Metropolitan Air Quality Management District. In addition, business and neighborhood groups including the Sacramento Downtown Partnership and Capitol Area homeowners associations have representation on the Technical Advisory 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, the Capitol Park Master Plan, and state office development. Additionally, the City of Sacramento and the City of West Sacramento are periodically included on the agenda to report to the Committees on non-state planning and development activities in the downtown area.

In November 2002, the Governor appointed Jerry Haleva and Adrian Randolph to the Capitol Area Committee. Mr. Haleva was appointed to a vacant position and Mr. Randolph was appointed to the position held by Carolyn Reid, whose term had expired. At the February 2003 Capitol Area Committee meeting, Ms. Reid was presented with a commemorative plaque featuring a historic door knob in recognition of her five years of dedicated service to the Capitol Area Committee. Jay Hansen, appointed by the Assembly Speaker's Office to the Capitol Area Committee in 2002, submitted his resignation in July 2003. Mr. Haleva submitted his resignation in October 2003. Their positions remain vacant. Additionally, Curtis Namba was appointed in November 2003, replacing County Supervisor Muriel Johnson whose term had expired.

The meeting schedule for the Technical Advisory Committee changed in 2001 from monthly to quarterly to respond to the shift in the nature of Capitol Area activities from planning to development. Once planning begins for the West End Complex, it is expected the process will include opportunities for local government, the public, and other interested parties to provide comments and suggestions for the architect's consideration. During this time, it may be necessary for the Technical Advisory Committee to meet more frequently.

A similar adjustment was made in the meeting schedule for the Capitol Area Committee, due to budget and staffing constraints at the DGS. Beginning October 2003, the Capitol Area Committee will meet quarterly, unless agenda items require more frequent meetings.

C. Participate in local government planning efforts that affect state interests in downtown Sacramento.

The DGS 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, Technical Advisory Committee, the Thursday Night Market Committee, the Downtown Sacramento Partnership Parking Committee, CADA planning charettes and public workshops, and the Broadway Corridor Task Force. Additionally, the DGS is involved in a 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 two business improvement districts, including the Downtown Sacramento Partnership and the Capitol Station Business Improvement District, which covers the Richards Boulevard area. Additionally, the state participated in an assessment district formed by the Sacramento Area Flood Control Agency and approved in June 2000 to raise funds for flood control projects in Sacramento.

Development of the East End Complex was closely coordinated with the City Technical Committee, which 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, Caltrans, RT, and the design/builders.

During 2003, the DGS has closely followed the City of Sacramento's environmental review process of the South Midtown Area Revitalization and Transportation Plan Project due to its proposed modifications to L, N, P, and Q Streets that would reduce the number of traffic lanes from three to two in the vicinity of the East End Complex. The department is interested in the proposed 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 is preparing an urban design and infrastructure implementation plan for the redevelopment of the R Street Area that furthers the purpose and objectives of the Capitol Area Plan. The DGS, the City of Sacramento, and other stakeholders are participants in this ongoing process.

10. 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 Department of General Services responsibility for updating and implementing the Capitol Area Plan.
- Continue to utilize the Capitol Area Committee and the Technical Advisory Committee as advisory bodies to the Director of the Department of General Services.
- Continue to support housing and commercial development on state-owned land and management of existing state-owned residential and commercial buildings by CADA.
- Monitor Capitol Area Plan implementation on an ongoing basis.

Status of Action Items

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

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

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

The 1997 Capitol Area Plan was developed to be a flexible document that could adjust to current conditions and changes 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. With construction completed on the East End Complex and planning for the West End Complex in its beginning stages, there may be adjustments made in the specific action items, which will be reflected in the January 2005 Capitol Area Plan Progress Report.

- 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 continue to be valid.

APPENDICES

Appendix A – Capitol Area Committee and Technical Advisory Committee

Appendix B – Capitol Area Development Authority (CADA)

Appendix C – CADA Managed Residential Properties Summary Report

Appendix D – CADA Managed Commercial/Retail Properties Summary Report

Appendix E – New CADA Housing Developed Since 1978

Appendix F – CADA Projects to be Completed 2004 - 2008

Appendix G – CADA Projects to be Completed 2009 - 2013

Appendix H – Public Art Works – East End Complex

APPENDIX A

CAPITOL AREA COMMITTEE AND TECHNICAL ADVISORY COMMITTEE NOVEMBER 2003

CAPITOL AREA COMMITTEE

MEMBERS

Darryl Chinn, Chair
Keith Felte, Vice Chair
Jerry M. Haleva (Resigned October 2003)
Jay C. Hansen (Resigned July 2003)
Muriel P. Johnson, County Supervisor (Until November 2003)
Kenn Kojima, Deputy Director
Curtis R. Namba (Appointed November 2003)
The Honorable Deborah Ortiz
Adrian L. Randolph
The Honorable Darrell Steinberg

APPOINTING POWER

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

TECHNICAL ADVISORY COMMITTEE

STATE

Department of General Services
 Real Estate Services Division
 Office of Fleet Administration
California Highway Patrol
Senate Budget and Fiscal Review Committee
Department of Transportation

LOCAL

Capitol Area Development Authority
City of Sacramento
 Department of Planning and Building
 Department of Public Works, On Street Parking
Downtown Sacramento Partnership
City of West Sacramento, Redevelopment Agency
Downtown Neighborhood Association
Sacramento Air Quality Management District
Sacramento Regional Transit District

CAPITOL AREA COMMITTEE

AUTHORITY:

The Committee was formed in 1977 to advise the 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 the 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 on the first Thursday of the first month of the quarter at 2:00 p.m. (established by Committee) or upon call of the Chairperson or written request of any three members (GC Section 8164.2). Meetings are normally held at the CADA Headquarters, 1522 14th Street, 1st 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 the DGS' reports to the Legislature and to counsel and advise the DGS in the carrying out of its responsibilities related to the Capitol Area Plan. The Committee may submit separate comments on the 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 Planning and Enhancement Branch.

CONTACT PERSON:

Staff contact is Genelle Dwyer, Associate Planner, Department of General Services, 707 Third Street, Sixth Floor, West Sacramento, CA 95605. Her contact numbers are (916) 376-1822 or fax (916) 376-1833.

TECHNICAL ADVISORY COMMITTEE

AUTHORITY:

The 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 the 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 who provide technical analyses and comments for the consideration of the Capitol Area Committee. In turn, the Capitol Area Committee advises the Director of the DGS about issues affecting the Capitol Area Plan.

MEETINGS:

Meetings are open to the public and are held quarterly and as additionally needed at 8:30 a.m. at the CADA Headquarters, 1522 14th Street, 1st 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:

John Brooks is the Committee Chairman and is also the Chief of the Asset Planning and Enhancement Branch, Real Estate Services Division, Department of General Services, 707 Third Street, Sixth Floor, West Sacramento, CA 95605. His telephone number is (916) 376-1829.

Staff contact is Genelle Dwyer, Associate Planner, Department of General Services, 707 Third Street, Sixth Floor, West Sacramento, CA 95605. Her contact numbers are (916) 376-1822 or fax (916) 376-1833.

APPENDIX B

CAPITOL AREA DEVELOPMENT AUTHORITY (CADA) BOARD OF DIRECTORS NOVEMBER 2003

Board of Directors

MEMBERS

Ann Bailey, Chair

Page Robbins, Vice Chair

Robert Chase

William Ishmael

Aubry Stone

APPOINTING POWER

State of California

CADA Board of Directors

City of Sacramento

City of Sacramento

State of California

Executive Director: John W. Dangberg

Board Secretary: Sharon M. Bennett

APPENDIX C

CADA MANAGED RESIDENTIAL PROPERTIES SUMMARY REPORT AS OF JUNE 30, 2003				
ADDRESS	PROPERTY NAME	MARKET RATE UNITS (See Note 1)	RENT ASSISTED UNITS	TOTAL
1517 12th Street		5	4	9
1521 12th Street		1	3	4
1506 13th Street	McCafferty Manor	16	7	23
1512 13th Street		7	0	7
1428 14th Street	Metro Building	6	2	8
1317 15th Street	Lombard	11	1	12
1325 15th Street	Park Mansion	36	6	42
1421 15th Street	Biele Place*	1	34	35
1500 15th Street	Auslender	23	2	25
1501 15th Street	Dauger Manor	18	4	22
1510 15th Street	The Victorian	3	0	3
1514 15th Street	The Victorian	2	0	2
1412½ 16th Street		4	0	4
1601 16th Street	Elmwood	17	4	21
1316 N Street	Le Chateau	11	0	11
1320 N Street	Senator Manor	19	11	30
1400 N Street	Dean Apartments	11	0	11
1500 N Street	Brannan Court*	30	10	40
1517 N Street	Capitol Gardens	11	3	14
1522 N Street	Judith Manor	17	13	30
1616 N Street	Grantwood Manor	14	6	20
1622 N Street	Shelly Arms	20	10	30
1228 O Street	Gibson Arms	8	12	20
1316 O Street		6	5	11
1317 O Street	The Valencia	11	5	16
1327 O Street	Capri	6	6	12
1330 O Street		2	0	2
1400-04 O Street	Greentree	17	0	17
1414 O Street	Moore Manor	10	4	14
1420 O Street	The Statesman	19	8	27
1506 O Street	Johnston House*	0	6	6
1510 O Street	Don Carlos Apts.*	1	9	10
1515 O Street	Morgenson Manor	13	7	20
1625 O Street		12	8	20
1201 P Street	Del Capri	4	4	8

**CADA MANAGED RESIDENTIAL PROPERTIES SUMMARY REPORT
AS OF JUNE 30, 2003**

ADDRESS	PROPERTY NAME	MARKET RATE UNITS (See Note 1)	RENT ASSISTED UNITS	TOTAL
1209 P Street	Wing Manor	6	5	11
1214 P Street		5	0	5
1215 P Street	Gibbs Arms	8	4	12
1216-18 P Street		2	0	2
1220 P Street	Deus	7	4	11
1326 P Street		11	1	12
1330 P Street	Palm Mansion	4	0	4
1615 P Street	Patio Apartments	4	4	8
1617 P Street	Patio Apartments	5	7	12
1623 P Street	Lanai Apartments	5	7	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	17th Street Commons	17	12	29
TOTALS		488	264	752

NOTE 1: With the exception of units in buildings which have affordability restrictions mandated by regulatory agreements, vacant units are counted as market rate units. Properties which have specific affordability restrictions are asterisked.

APPENDIX D

CADA MANAGED COMMERCIAL/RETAIL PROPERTIES SUMMARY REPORT (June 30, 2003)

<u>ADDRESS</u>	<u>BUSINESS NAME</u>	<u>TYPE OF BUSINESS</u>
1601 10 th Street	Yummy Choice	Restaurant
1603 10 th Street	OB 2000	Restaurant
1607 10 th Street	Sacramento Bagel Time	Bakery
1623-25 10 th Street	Goodyear Cobbler and Cleaners	Cleaners and Shoe Repair
1424-1426 14 th Street	Capitol Park Salon	Beauty Shop
1501 14 th Street	Virga's Club American	Restaurant/Banquet Facilities
1317 15 th Street	Rob Hewitt	Attorney
1401 and 1409 16 th Street	Enterprise	Car Leasing
1412 16 th Street	Golden Gate	Cleaners
1413 and 1415 16 th Street	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
1510-12 16 th Street	Antique Legacy	Antique Dealer
1520 16 th Street, #B & D	ACIS	Association
1530 16 th Street, #A & C	Cup-A-Joe	Coffee Shop
1614 N Street	Hand-in-Hand	Day Care
730 O Street	Capital Athletic Club	Parking
1322 O Street	Virga's Catering	Caterers
1329/1331 O Street	Vallejo's	Restaurant
1330 O Street	Sam's	General Store
1036 P Street	Le Croissant	Bakery/Food
1209 P Street	Forever Young	Day Care
1212 P Street	RMB Enterprises	Computer Billing Services
1108 R Street	CSEA	Storage

APPENDIX E

NEW CADA HOUSING DEVELOPED SINCE 1978 AS OF AUGUST 31, 2003

PROJECT	SITE	SITE ACRES	PRIVATELY OWNED	STATE OR CADA OWNED	NO. OF UNITS	D.U./ACRE*	COMPLETED
Somerset Parkside 1001-35 Q Street	RS-2	2.50	75	26	Market 76 Low 25	40	1984
Saratoga Townhomes 900 Q Street	4B	1.17	36		Market 36	31	1983
Stanford Park 1515-23 P Street	15B/19 C	1.76	50		Market 50	28	1986
Palm Mansion 1330 P Street	7C	.07		4	Market 4	57	1985
Delta Victorians 1616-26 14 th Street	7D	.15	8		Market 8	53	1984
Wiese Townhomes 1612 14 th Street	7D	.07	3		Market 3	43	1993
Admail Express 1501-12 14 th Street	16A	.11	7		Market 4 Low 3	64	1984
Greentree Commons 1400-04 O Street	15A	.59		17	Market 17	29	1988
Brannan Court 1500 N Street	6A	.59		40	Market 32 Low 8	68	1988
Biele Place 1421 15 th Street	6B	.51		35	Market 1 Low 34	69	1984
17 th Street Commons 1506-24 17 th Street	5	1.10		25	Market 20 Low 5	23	1984
17 th Street Commons 1614-1640 O Street	5	.16		4	Market 3 Low 1	25	2001
Wiese 17 th /O Streets 1631 O Street	8B	.15	3		Market 3	20	1988
Rooming House 1619 Q Street	9A	.15		16	Market 16	107	1982
Elmwood 1601 16 th Street	N/A	.44		21	Market 21	48	1981
Capital Terrace 1615 O Street	8C	.59	60		Low 60	102	1994
Governors Terrace 1519 14 th Street	15C	.59	44		Market 44	75	1997
The Inn Off Capitol Park 1530 N Street	N/A	.22	38		Hotel 38	173	2000
Fremont Building 1501 16 th Street	5A	.89	69		Market 58 Low 11	77	2001
1500 Q Street	N/A	.15	6		Market 4 Low 2	40	2001
17 th and N Streets	8E	.29	18		Market 18	62	2001
1321 Q Street (moved from 1201 Q Street)		.07		4	Market 4	57	2001
1326 P Street (moved from 1223 Q Street)		.15		12	Market 12	80	2001
Capitol Park Homes (12 th /14 th , P/Q Streets)	18A/7A	3.45	64		Market 46 Moderate 6 Low 12	18.55	2002/2003
Total		15.92	481	204	Market 480 Moderate 6 Low 161 Hotel 38 Total 685	43.03 D.U./Acre	

* D.U./Acre – Dwelling Units per Acre

APPENDIX F

CADA PROJECTS TO BE COMPLETED 2004-2008

PROJECT	SITE NO.	BLOCK NO.	BLDG. SQ. FT.	SITE ACRES	NO. OF UNITS	DENSITY RANGE*	EST. COM- PLETION
CADA Warehouse 1108 R Street	N/A	075	188,803	1.18	Market 74 Moderate 29	High (86 DUA)	2005
1610 17 th Street	9B	293 Parcel 11	TBD	.04	TBD 2	Medium (50 DUA)	2003
Fremont Mews 15 th and Q Streets	13	286	105,838 Approx.	2.05	Market 71 Low 48	Medium (58 DUA)	2005
East End Gateway #1 (northwest corner of 16 th and N Streets	12B	172	TBD	.88	TBD 100	High (113 DUA)	2006
East End Gateway #2 (northwest corner of 16 th and O Streets	6	231	TBD	.44	TBD 41	High (93 DUA)	2006
East End Gateway #3 (southwest corner of 16 th and O Streets	19C	232	TBD	.72	TBD 53	Medium (73 DUA)	2006
East End Gateway #4 (southeast corner of 16 th and P Streets	9A	293	TBD	.44	TBD 52	High (118 DUA)	2006
Units To Be Constructed					Market 145 Moderate 29 Low 48 TBD 248		
Net Units				5.75	470 units	82 DUA	

* Based on D.U./ACRE – Dwelling Units Per Acre

General Notes:

- (1) The above residential developments may include complementary mixed-use on the site.
- (2) Development of these units may require the demolition of existing buildings.
- (3) Assumptions may vary depending on market demand/conditions.

APPENDIX G

CADA PROJECTS TO BE COMPLETED 2009-2013

PROJECT	SITE	BLOCK #	ACRES	DENSITY RANGE	PROPOSED # OF UNITS
14 th and O Streets (Southwest corner)	16A	224B	.44	Medium	15
1400 14 th Street (14 th and N Streets)	21A	223	.58	High	60 or over
12 th and O Streets (Southeast corner, UC Housing)	14C	222A	1.02	High	100
13 th and P Streets (Northwest corner)	14A/B	222B	1.90	High	136
16 th and N Streets (Southeast corner)	8D	233	.58	Medium	35
TOTAL			4.52		346

Notes:

- (1) The above residential developments may include complementary mixed-use on the site.
- (2) Development of these units will require the demolition of some existing buildings.

APPENDIX H

PUBLIC ART WORKS 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