

**CAPITOL AREA COMMITTEE  
MEETING MINUTES**

**TUESDAY, MARCH 17, 2015, 8:30 A.M.  
CAPITOL AREA DEVELOPMENT AUTHORITY (CADA)  
1522 14<sup>TH</sup> STREET, FIRST FLOOR BOARDROOM  
SACRAMENTO, CA 95814**

**Members Present**

Assembly Member Ken Cooley  
Richard Cowan  
Shaun Flanigan  
Lynne Freeman  
Brian Holloway  
Meea Kang  
Jim Martone  
Steven Maviglio  
Susan McKee

**Department of General Services (DGS) and Capitol Area Development Authority (CADA) Staff**

Liz Ames, DGS  
Cathy Buck, DGS  
Marc de la Vergne, CADA  
Jane Hershberger, DGS  
Tom Kigar, CADA  
Todd Leon, CADA  
Kendra Macias, CADA  
Pella McCormick, DGS  
Wendy Saunders, CADA

**Visitors**

Denis Bylo, Capitol Park District  
Gary Fujii, DGS, Office of Fleet and Asset Management  
Jillena Hernandez, Chief of Staff, Office of Assembly Member Cooley  
Bob Lagomarsino, CADA Board Member  
Denise Malvetti, City of Sacramento  
Robert Stroud, DGS, Office of Fleet and Asset Management

Acting Chairperson Jim Martone called the meeting to order at 8:39 a.m.

**1. Introductions**

The Capitol Area Committee members introduced themselves, followed by the audience members, including DGS staff, CADA staff, and visitors.

**2. Approval of Minutes**

Richard Cowan made a motion, seconded by Jim Martone, to approve the minutes of the January 14, 2014, meeting as written. Motion passed with nine (9) ayes and no (0) nays.

### **3. Technical Advisory Committee Update**

Liz Ames from DGS gave an overview of the role of the Technical Advisory Committee and reported on the Technical Advisory Committee meeting held on February 19, 2015.

### **4. Information Items**

- a. CADA 2014 Year End Report  
*Wendy Saunders, Capitol Area Development Authority*

Wendy Saunders gave a presentation on CADA's 2014 Year End Report and distributed a copy of the report to attendees. Ms. Saunders described CADA's responsibilities as they relate to the Capitol Area, discussed recent CADA residential developments, and spoke about CADA's affordable housing program. Ms. Saunders and Mr. Martone also responded to a question about the status of the CADA disposition proposal, advising that there have been no discussions on the initiative since last summer.

### **5. Old Business**

- a. DGS Projects Update  
*Pella McCormick, Real Estate Services Division*

***Deferred Maintenance Projects:*** Pella McCormick conveyed that while DGS currently has no large capital outlay projects underway, there are a number of deferred maintenance projects planned or underway in the state's Sacramento office building portfolio.

***Architectural Barrier Removal:*** DGS is currently addressing architectural barrier removal in DGS-controlled buildings and will begin upgrades this year to meet the Americans with Disabilities Act within these buildings.

***Energy Efficiency Upgrades:*** A number of upgrades are underway, including within the State Capitol building, focused on energy efficiency.

***Long-Range Planning Study:*** A long-range planning study is currently underway by DGS and its consultant, Hellmuth, Obata + Kassabaum, to give the state a comprehensive facility condition assessment and review of its property portfolio. The results of the study will be used to guide the state in understanding the needs in the respective buildings, now and into the future, which will allow for the state's optimum utilization of available funds.

Assembly Member Cooley inquired if an assessment has ever been completed on the Capitol Annex. Ms. McCormick stated that an infrastructure report was completed in 2006 and that she would get him a copy for review.

Ms. McCormick fielded a number of questions regarding the long-range planning study and more fully explained the process involved in the assessment of the buildings.

- b. CADA Housing Update  
*Marc de la Vergne, Todd Leon, and Tom Kigar*  
*Capitol Area Development Authority*

**EVIVA MIDTOWN:** This development is located at the corner of 16<sup>th</sup> and N Streets and includes 118 market-rate apartments, 5,200 SF of ground floor retail space, and 138 parking spaces. When the project opens in 2016 it will be the first residential project in the City of Sacramento erected using modular construction.

**Roosevelt Park:** Marc de la Vergne reported that CADA has hired a consultant to provide a plan to enhance the park. A public workshop has been scheduled for April 6, 2015, to discuss a set of suggestions for improvements to the park.

**Warehouse Artists Lofts (the WAL):** Sited within the newly renovated streetscape along R Street, this project is marketed toward the artist community, with the residential units almost fully leased. Mr. Leon gave a preview of the commercial tenants who have leased space in the project and advised that tenant improvements are currently underway.

**Rochdale Building:** This three-story building at the corner of 11<sup>th</sup> and R Streets, formerly known as the Building and Grounds building, is anticipated to be complete by summer 2015. The project includes a ground floor space to house a restaurant and improvement of the two floors above for office space.

**Ice Blocks:** Although not a CADA project, CADA is assisting the developer with the management of remediation funds as the trustee. The development is located on either side of R Street between 16<sup>th</sup> and 18<sup>th</sup> Streets and will be an important addition to the area. Improvements will include 100,000 square feet of commercial space and 145 units of market-rate housing.

**R Street Streetscape:** Mr. Leon reviewed the R Street infrastructure improvements already made to R Street, with a focus on utility and streetscape projects, and also spoke about the improvements yet to come.

**Legado de Ravel:** Located at 16<sup>th</sup> and O Street, this market-rate, transit-oriented residential project was constructed between 2011 and 2013. The development includes 84 units that are now fully leased, as well as 13,000 square feet of ground floor retail that is partially occupied, with tenant improvements currently underway in the balance of the commercial space.

**16 Powerhouse:** This for-lease, market-rate condominium project of 50 units overlooks Fremont Park at 16<sup>th</sup> and P Streets. The developer is focused on leasing to clientele seeking a luxury housing experience, offering spacious units, tall windows, and high ceilings. 16 Powerhouse is the first development in Sacramento to utilize mechanical lifts to enhance the parking accommodations at the site. Ground floor retail tenant improvements are currently underway and should be ready to open in May 2015, at the same time the residential units will be ready for occupancy.

**6. Review of Proposed Capitol Area Committee Bylaws**

Members discussed the proposed Capitol Area Committee Bylaws and recommended the number of members required for a quorum be changed to five, versus the four proposed in the draft bylaws. Brian Holloway made a motion, seconded by Richard Cowan, to approve the bylaws with the change noted above. Motion passed with nine (9) ayes and no (0) nays.

**7. Selection of Capitol Area Committee Chairperson**

Brian Holloway made a motion, seconded by Shaun Flanigan, to elect Meea Kang as Chairperson and Richard Cowan as Vice Chairperson of the Capitol Area Committee. Motion passed with nine (9) ayes and no (0) nays.

Richard Cowan made a motion, seconded by Meea Kang, to elect Brian Holloway as Secretary of the Capitol Area Committee. Motion passed with nine (9) ayes and no (0) nays.

**8. Member Discussion on Initiatives / Future Role of the Capitol Area Committee**

The member discussion resulted in identification of the following topics as possible future meeting agenda items, and also included a decision by the committee to schedule future Capitol Area Committee meetings on a quarterly basis, with the next meeting targeted for July 2015.

- The Governor’s Budget May Revise 2011-12
- Statutory requirement for low income rentals in perpetuity
- State’s mix of owned versus leased office space
- “Lessons Learned” document on modular construction
- Remaining Office and Residential development sites identified in the 1997 Capitol Area Plan
- Sustainability as it relates to state properties
- Findings of DGS’s long-range planning study

**9. Public Comment**

Dennis Bylo with the Capitol Park District gave a presentation on his proposal to expand the route of the proposed streetcar to include an eight block loop around the State Capitol. Mr. Bylo stated that he has reached out to Assembly Member Kevin McCarty to assist with drafting legislation to reflect this amended streetcar route.

With no further business, the meeting was adjourned at 10:28 a.m.

**ACTION ITEMS**

Report statutory requirement for low income rentals in perpetuity	Wendy Saunders	July CAC meeting
Publish adopted bylaws	Brian Holloway	14 days after 3/17/15 CAC meeting
Present DGS Sacramento long-range planning study findings	Pella McCormick	July CAC meeting