

**CAPITOL AREA COMMITTEE
MEETING MINUTES**

**TUESDAY, JULY 14, 2015 – 8:30 A.M.
CAPITOL AREA DEVELOPMENT AUTHORITY (CADA)
1522 14TH STREET, FIRST FLOOR BOARDROOM
SACRAMENTO, CA 95814**

Members Present

Richard Cowan
Lynne Freeman
Jillena Hernandez (representing Assembly Member Ken Cooley)
Brian Holloway
Meea Kang
Jim Martone
Steven Maviglio
Susan McKee

Members Absent

Shaun Flanigan

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

Liz Ames, DGS
Cathy Buck, DGS
Jane Hershberger, DGS
Mandy Latzen, DGS
Todd Leon, CADA
Pella McCormick, DGS
Angela Verbaere, DGS

Visitors

Dennis Bylo, Capitol Park Streetcar
Emilie Cameran, Downtown Sacramento Partnership
Bob Chase, DGS, Division of the State Architect
Bob Lagomarsino, CADA Board Member
Lisa Merthet
Tom Pace, City of Sacramento
Greg Sandlund, City of Sacramento

Chairperson Meea Kang called the meeting to order at 8:32 a.m.

1. Approval of Minutes

The minutes of the March 17, 2015, meeting were approved as written. The committee decided that the committee bylaws will not be posted on the Capitol Area Committee (CAC) website, but will be made available upon request.

2. Technical Advisory Committee (TAC) Update

Jane Hershberger reported that a TAC meeting was held on July 9, 2015. Highlights of the meeting included a presentation by Pella McCormick on the Facility Condition Assessments Study and the Long Range Office Planning Study, as well as an update by Wendy Saunders on CADA's current projects.

3. Information Items

a. Facility Condition Assessments Study & Long Range Office Planning Study

Pella McCormick, Real Estate Services Division (RES D)

Pella McCormick gave a presentation on the State Facility Long Range Planning Study. Ms. McCormick explained that in an effort to better understand the condition of the state's building inventory, DGS contracted with Hellmuth, Obata & Kassabaum (HOK) to conduct an independent analysis of DGS-controlled office space in the Sacramento region. HOK assessed each of the 29 state-owned office buildings in the region and indexed them using a methodology and process widely recognized by, and consistent with, building industry standards to determine the best course of action to address DGS's office building infrastructure deficiencies. HOK also identified the DGS-controlled buildings with the greatest need for repair or improvement.

The Facility Condition Assessments Study is posted on the DGS website, including the executive summary and the individual facility condition assessments for buildings within the Sacramento region state office building portfolio.

A number of questions were posed regarding various aspects of the scope and methodology for the Facility Condition Assessments Study, and Ms. McCormick responded that these assessments focused on building infrastructure deficiencies, or problem definition, while the next steps in the process will focus on determining solutions, including sequencing and priorities for needed building improvements. DGS will present the study findings to policymakers to assess how to move forward with this process in order to avoid building failures by either replacing or renovating the state's office buildings with the greatest needs in the Sacramento region.

4. Old Business

a. DGS Projects Update

Pella McCormick, RES D

Ms. McCormick reported on the Facility Condition Assessments Study as noted above.

b. CADA Housing Update

Todd Leon, CADA

16 Powerhouse: 16 Powerhouse, a mixed-use development, has opened with 34 signed leases, as well as having 26 of the 50 residential units already occupied. In addition, ground floor retail businesses are now open, including the Orchid Thai Restaurant, Magpie Cafe, and Sun & Soil Juice Company. A grand opening ceremony for the project will be held on August 26, 2015.

Warehouse Artist Lofts: Residential units in this mixed-use development located on R Street are fully occupied, and the retail spaces are now open, including Bottle & Barlow, a public market, and two new food operations, including Fish Face and Metro Kitchen + Drinkery.

Eviva Midtown: Construction at Eviva Midtown located at 16th & N Streets is ongoing. The development includes 118 modular units that are being constructed in Boise, Idaho. The

modular “stacking” process at the site will occur during a three-month period starting at the end of August 2015, with an estimated completion date for the project of spring 2016. Todd Leon noted that the crane used for stacking the modular units may affect traffic near the intersection of 16th and N Streets for approximately six weeks and traffic alerts will be issued.

R Street Streetscape: Phase II of this project, which extends between 16th and 18th Streets, has an estimated completion date of mid-August 2015. CADA has applied for a SACOG Community Design Program grant to fund Phase III of the R Street Streetscape project, which extends from 13th to 16th Streets.

Ice Blocks: Developers Heller and Friedman will be developing a three-block area on R Street. The first phase of development will include ground floor retail and second floor office space. Demolition will start in mid-July 2015, and construction is anticipated to begin in November or December of 2015. Although not a CADA project, this development is key to the advancement of the R Street corridor.

Mercury Cleaners Sign Restoration: CADA has restored the historic Mercury Cleaners sign and has mounted it across 16th Street at Legado de Ravel, where the Kangs have relocated their business. A sign-lighting event was held in late June to celebrate the installation.

Fremont Park: Mr. Leon reported there is now a community vegetable garden at Fremont Park, as well as a bocce ball court. CADA will be constructing sun shade structures over the courts to encourage more use by the locals.

Roosevelt Park Improvements: CADA has held two community meetings regarding improvements at Roosevelt Park, and will begin fundraising in the near future for the suggested improvements. CADA will submit a master plan for the proposed improvements at Roosevelt Park to the Sacramento City Council for review and approval.

19th & Q Streets Park: A public meeting is scheduled for 5:30 pm on July 15, 2015 to discuss a proposed dog park to be located on a small portion of the public park located at 19th and Q Streets.

Dick Cowan requested that an action item from the March 17, 2015, CAC meeting, for Wendy Saunders to report on the statutory requirement for low-income housing rental units in perpetuity, be carried over to the October CAC meeting.

5. Discussion Items

a. State-Owned Sites in Capitol Area

Brian Holloway initiated a discussion on state-owned sites in the Capitol Area, explaining this discussion topic stemmed from a conversation with Ms. Saunders regarding CADA’s perspective on priorities for potential development sites in the Capitol Area. Mr. Holloway briefly described the location of these sites of potential interest in the Capitol Area.

Jim Martone responded with updates on the state’s plans for the sites, most of which are identified in the 1997 Capitol Area Plan as sites for either future housing or future office development.

b. East End Complex Public Artwork

Ms. Kang and Steven Maviglio, in response to a recent newspaper article that critiqued the public artwork at the East End Office Complex, are interested in having the CAC review the outdoor artwork space known as the Golden State Plaza. The goal of the review would be to make recommendations on how to either repair the pieces that are currently not functioning, or to replace the existing artwork with pieces that would be more welcoming and accessible to the public.

When asked about the state's perspective, Mr. Martone noted that DGS has received no requests thus far from our management for a review or redesign of the artwork contained in the plaza. Mr. Martone explained that the artwork in question was funded through lease revenue bonds, which could present challenges in replacing the artwork prior to the bonds being retired. In addition, any activities related to the artwork would require involvement with the individual artists, the California Arts Council, or both.

The CAC requested that DGS conduct further analysis on issues related to the repair or replacement of public artwork in the plaza, as well as those related to design review or redesign of the outdoor plaza area at the East End Complex, and to report back to the committee at the October meeting.

Committee members decided to meet at the East End Complex outdoor plaza site by the public artwork features at 8:00 a.m. on Tuesday, October 13, 2015, immediately prior to the next CAC meeting scheduled in CADA's first floor boardroom at 8:30 a.m.

6. Public Comment

Bob Chase explained that the State Architect is authorized to review all public art on state-owned properties. Mr. Chase inquired about the ownership of the street and median in Golden State Plaza and it was explained the state owns the street, but the City of Sacramento has an easement to maintain it.

Tom Pace from the City of Sacramento discussed Mayor Johnson's initiative to increase housing in the downtown central city area. Mr. Pace stated he would like to work with the TAC, the CAC, and CADA to identify state-owned sites that could potentially be utilized for housing development.

Lisa Merthet, a local resident, expressed concerns about walking through the outdoor plaza by the East End Complex and is interested in what kind of alternate public space could be created there.

Dennis Bylo spoke in support of a streetcar line extension that would loop around Capitol Park and is making plans to hold a community meeting in the next few months to discuss the matter.

With no further business, Chairperson Kang adjourned the meeting at 9:47 a.m.

ACTION ITEMS	RESPONSIBLE PARTY	DATE REQUESTED BY
Report statutory requirement for low income rentals in perpetuity	Wendy Saunders	October CAC Meeting
Report on funding issues related to 1) repair or replacement of public art work in Golden State Plaza, and 2) potential redesign of the outdoor plaza at the East End Complex.	Jim Martone	October CAC Meeting