



NEWS RELEASE

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State releases landmark study on use of state buildings

Study serves as map for developing Sacramento region

The California Department of General Services today released its highly anticipated "Sacramento Region State Office Planning Study," the first of its kind in four decades. The study will contribute to shaping the future landscape of the Sacramento area based on the state's development projects.

A critical instrument for the department, which serves as the state's real estate manager, the study will serve as a tool for developing state government's future building and facility requirements throughout the area. It identifies long-range space needs in the Sacramento region using historic trends that reflect a correlation between California's population growth and its need for state offices.

As the first major long-range analysis of the state's space office needs since the 1960 California State Capitol Plan, it quantifies projected necessary development, but has a twist its predecessor didn't anticipate. "We've created this as an online, 'living' document that can be updated according to economic fluctuations, state policies and initiatives, as well as input from the region's city and county development officials," said Doug Button, deputy director for DGS' Real Estate Services Division. "Technological advances, increased use of telecommuting and public transit expansion will also continue to shape the offices of the future, and space needs will have to be adjusted accordingly."

Although the study suggests opportunities for property use, final decisions will be based on several factors including prudent sustainability, real estate and business practices, budgeting and specific requirements of individual agencies. "It's a map for planning next steps, which will include feasibility analyses, state employee transportation surveys and updates from regional short-term planning," Button added.

The comprehensive study:

- Quantifies existing and projected short-term (10 years), mid-term (25 years) and long-term (40 years) state office space requirements.
- Examines reuse opportunities for state-owned assets.
- Provides a comprehensive overview of future development patterns.
- Presents a demographic profile of state employees working in the area.
- Identifies prospective areas, including state-owned and other properties, which could support space needs.

Its methodology included discussions on development trends, planning efforts and priorities with officials from the cities of Sacramento, West Sacramento, Elk Grove and Rancho Cordova,

Sacramento County, and other regional agencies; reviewing regional and local transportation, environmental, and land use plans; and analyzing regional state office development trends.

The city of Davis declined to participate, but DGS will be working with other communities in the near future to bring them into discussions regarding regional planning.

The study was prepared for DGS by San Francisco-based consultant Hellmuth, Obata and Kassabaum (aka HOK) and its team.

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