

**CAPITOL AREA COMMITTEE
MEETING MINUTES**

**APRIL 9, 2013 - 2:00 PM
CAPITOL AREA DEVELOPMENT AUTHORITY
1522 14TH STREET
SACRAMENTO, CA
FIRST FLOOR BOARDROOM**

Members Present

Richard Cowan
David Gonsalves
Darrick Lawson
Joe Mugartegui
Curtis Namba

Members Absent

Darryl Chinn
John Lambeth
Bill Wong

**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
Pella McCormick, DGS
Rachel Mercurio, CADA
Wendy Saunders, CADA
Jackie Whitelam, CADA

Visitors

Consuela Hernandez, Office of Council Member Steve Hansen
Bob Lagomarsino, CADA Board Member
Karen Ziebron, Office of Senator Darrell Steinberg

Acting Chairperson Joe Mugartegui called the meeting to order at 2:05 p.m.
Mr. Mugartegui introduced Wendy Saunders, the new Executive Director of CADA.

1. Approval of Minutes

A quorum was not established at the commencement of the April 2013 meeting, therefore the July 10, 2012, and October 2, 2012, meeting minutes will be approved at the next scheduled meeting of the committee.

2. Technical Advisory Committee (TAC) Update

Liz Ames from DGS reported a TAC meeting was held on March 28, 2013, with an agenda similar to that of today's Capitol Area Committee meeting. Ms. Ames also reminded attendees that the CAC website is now available through DGS' website.

3. Information Items

a. Sacramento Bike Share

JJ Hurley, Sacramento Metropolitan Air Quality Management District

JJ Hurley from the Sacramento Metropolitan Air Quality Management District gave a presentation on the Sacramento Bike Share project. Bike sharing is a short-term transportation program that provides users the ability to rent a bicycle at any self-serve bike station and return it to any bike station located within the system's service area. A coalition of stakeholders identified funding to complete an implementation and business plan for a bike share program in the Sacramento region, which is anticipated to be complete by this summer. The plan will include an analysis of demand and density requirements, the types of technology and infrastructure necessary for a comprehensive system, and funding options for both start-up capital and operations. It will also identify an assessment of the most viable areas for implementation of an initial service area and will determine what model would be most successful in the Sacramento, West Sacramento, and Davis markets. It is anticipated that a funding application will be submitted to the Sacramento Area Council of Governments (SACOG) in late summer 2013 to assist with funding of the project.

b. Downtown / Riverfront Streetcar

Bob Grandy, Fehr & Peers

Bob Grandy from Fehr & Peers gave a presentation on the Downtown / Riverfront Streetcar project. The City of Sacramento, the City of West Sacramento, the California Department of Transportation, SACOG, Sacramento Regional Transit District (RT), and Yolo County Transportation District have partnered to develop a Streetcar System Plan. The streetcar would operate from the Civic Center in West Sacramento to 19th Street in Sacramento's midtown area, with stops along the way, including one in the Railyards District Intermodal Facility. The full project cost is still unknown, but application for a Federal Transit Administration Small Starts grant will likely be submitted in 2014 to assist with funding the project. Current efforts include updates to the California Environmental Quality Act document incorporating the realignment of the route, as well as outreach to businesses and residents in proximity to the proposed streetcar route. If anticipated timelines are met, construction could begin as early as mid-2015.

Mr. Grandy responded to a number of questions, stating that the streetcars will likely utilize an overhead wiring system, however, alternatives are being considered. He also shared that the streetcars will use the same tracks used by the RT light rail trains and, thus, must be a low floor model to match the new trains that RT will be incorporating into its system over approximately the next five years to replace its existing inventory.

Also discussed was the alignment, and possible future expansion, of the route as well as the constraints of the route travelling over the railroad tracks at 19th Street. The cost for the first phase of the project is estimated to be approximately \$70 million, with funding expected to come from the local and business community and from federal sources.

c. CADA Framework for the Sale of State-owned Properties

Jackie Whitelam, Capitol Area Development Authority

Jackie Whitelam gave a power point presentation on the proposed framework developed by CADA staff for the sale of state-owned properties currently managed by CADA. The proposal outlines the sale of the majority of the identified properties over the next 12 years, with sales occurring steadily throughout the period and in a manner consistent with state law and public policy. The proposal includes the sale of developed properties to the private sector, the sale of development sites, the sale of developed properties to CADA, and properties to remain leased by the state to CADA. Next steps include presentations of the proposal to the Sacramento City Council and the Downtown Sacramento Partnership on April 30, 2013, and May 15, 2013, respectively, as well as further review and discussion at future CADA Board meetings.

Discussion ensued and comments from both committee members and visitors were shared. Concerns were expressed over the potential consequences of transferring CADA-managed properties into private ownership and the impact this long-term disposition might have on the Capitol Area. The opinion that CADA's mission is not yet complete was voiced, as well as apprehension expressed over the effects on the stability of the area by shortening to 12 years the execution of the proposed framework. It was noted that the funds CADA would use to purchase the properties identified in the framework would likely impact the future contributions CADA would be able to make toward infrastructure projects. Additionally, Ms. Saunders believes those funds could be better utilized to leverage matching grant funds for future CADA projects. Consuela Fernandez from Council Member Steve Hansen's office expressed support of CADA and complimented its ability to do critical work in the area, reflected in part by its sustainable projects, and in meeting its housing affordability requirements. Discussion of next steps indicate CADA will continue to collect feedback on the proposed framework and subsequently prepare a formal staff report. CADA and the DGS will continue to work on refining the process for disposition of the subject properties, and Mr. Mugartegui advised that there are many state policy issues yet to be resolved before certain elements of the proposed framework can be solidified. This effort will require a long-term dialogue amongst stakeholders and ongoing refinement of the plan is anticipated. Bob Lagomarsino encouraged the CAC members to communicate directly with the DGS director to share their opinions, and Dick Cowan thought it would likely be appropriate to request another CAC meeting in a few months when more details on the response to the framework and definition of the process to be followed are better defined.

4. **Old Business**

a. ***CADA Housing Update***

Tom Kigar, Capitol Area Development Authority

East End Gateway Sites 2 and 3: This Ravel Rasmussen and Separovich Domich development includes 84 market-rate rental units, approximately 13,000 square feet (SF) of retail space, and 92 parking spaces. Elements of the 16th Street Streetscape plan are being implemented into the construction of the two buildings, which should be complete by July 2013. The developer is currently in negotiations with two potential retail tenants.

Warehouse Artists Lofts (the WAL): This phase of development, which began construction in February 2013, includes the rehabilitation of the former Building and Grounds structure into commercial space at the corner of 11th and R Streets and development of 50 residential units in the former CADA warehouse structure. Plans for full development of the site include 113 residential units in total, with 87 of the proposed units affordable and marketed toward artists. The developer anticipates completion of the first phase of construction in 2015 and has executed a lease for one of the retail locations.

East End Gateway Site 4: This development includes 50 for-lease, market-rate condominiums, and three retail spaces totaling 7,700 SF, for which two tenants have already been identified, plus 47 parking spaces utilizing mechanical lifts to enhance the parking accommodations. The developer anticipates construction will begin in the spring of 2013, with an 18-month construction phase.

East End Gateway Site 1:

The developers are currently seeking Department of Housing and Urban Development funding for this project, which will include 117 apartments at the northwest corner of 16th and P Streets, with plans to begin construction in spring of 2014.

5. **Public Comment**

With no further business, the meeting was adjourned at 4:03 p.m.