



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Staff Report
April 11, 2006

Honorable Mayor and
Members of the City Council

Subject: Capitol Area Development Authority (CADA) 2005 Year End Report

Location/Council District: Citywide

Recommendation: Receive and File CADA 2005 Year End Report

Contact and Presenter: Paul Schmidt, Executive Director, CADA

Summary: This report recommends that the City Council receive and file the 2005 Year End Report from CADA.

Committee/Commission Action: None

Background Information: CADA is a Joint Powers Authority between the State of California and the City of Sacramento. The Executive Director of CADA annually presents its annual report to the City Council for review.

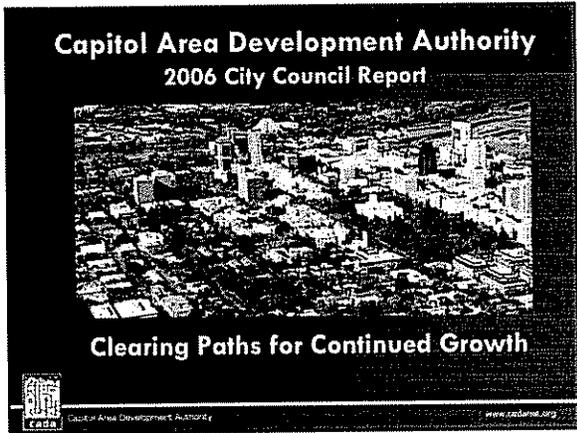
Approved By: Paul Schmidt
Paul Schmidt
Executive Director CADA

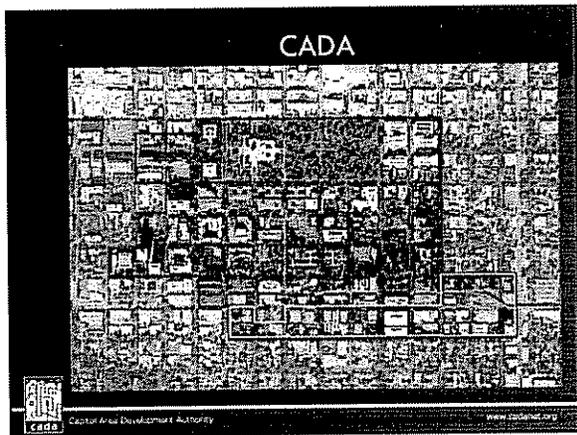
Recommendation Approved:

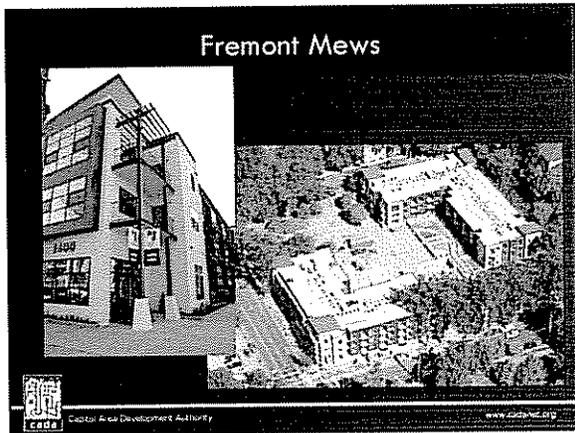
Cassandra H.B. Jerny
for RAY KERRIDGE
City Manager

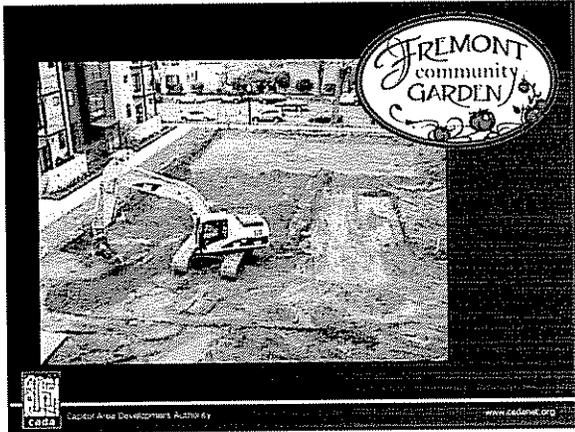
Page 1 2005 Year End Report
Attachment A: 1-6 Power Point Presentation

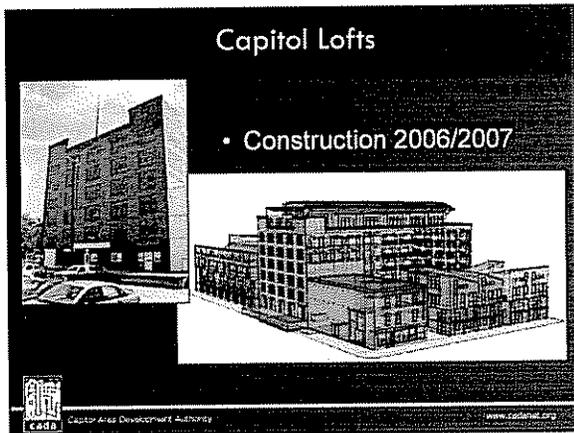
Attachment B: Year-End Report 2005

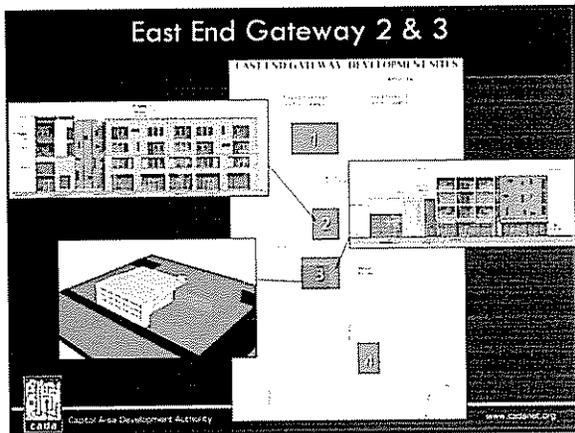




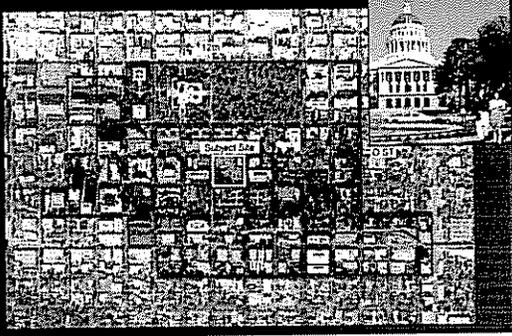








UC Student Housing



Capitol Area Development Authority

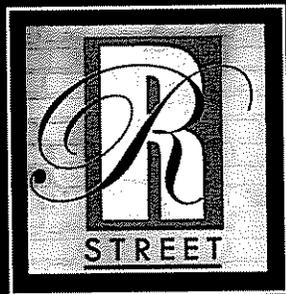
www.cadainfo.org

West End Office Complex



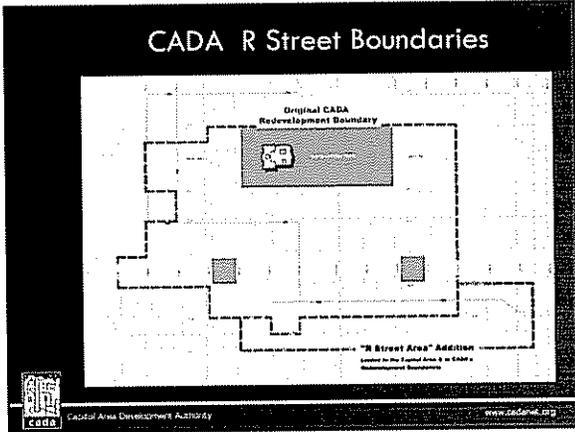
Capitol Area Development Authority

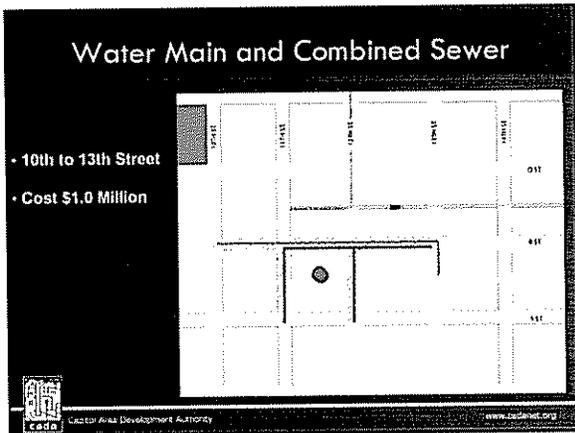
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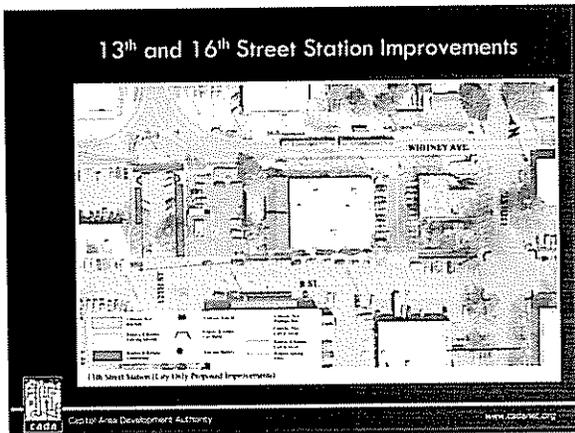


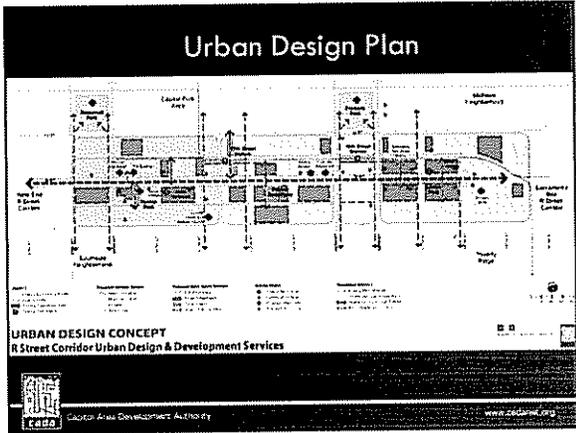
Capitol Area Development Authority

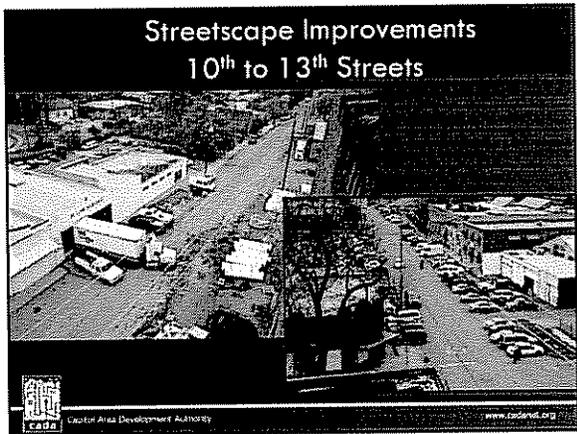
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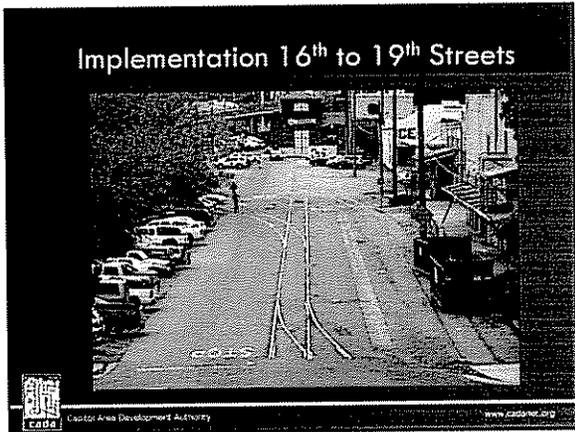












City Life

Clearing Paths for Continued Growth

2005 Year End Report



Capitol Area Development Authority Release Date: February 27, 2006

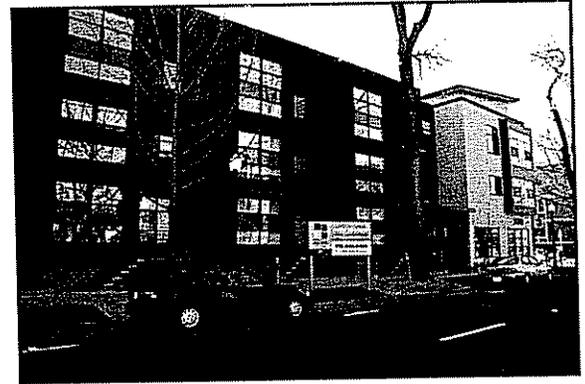
City Life: Created by the State of California and the City of Sacramento to implement the residential and neighborhood commercial components of the Capitol Area Plan, CADA develops urban infill housing through public-private partnerships.

2005 Urban Infill Housing Activities

1 Fremont Mews: Major New Housing Development Completed

Built one block from a light rail station and in close proximity to state offices and other places of employment, this 119-unit apartment complex is a standard bearer for high quality urban infill transit-oriented development. Comprised of 70 market rate and 49 low income tax-credit apartments, the Fremont Mews is affordable to the broad range of Sacramentans who desire to live downtown. River City Bank, Homestead Capital, CADA, the City of Sacramento and the State of California financed this project, which was built by Rembold Development of Portland, Oregon

In designing this project, Ankrom Moison successfully integrated the Mews into Sacramento's pedestrian-friendly, tree-canopied urban fabric through utilizing distinctive architectural features, such as loft windows and street-front stoops. They also transformed the alley into a central open space element, which will connect the Mews to the new Fremont Community Garden.



Sacramento is struggling with the question of how we grow and, at the same time, preserve who we are. This project represents so much of what we are striving for.
- Mayor Heather Fargo



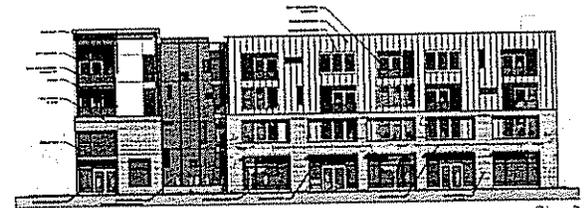
2 Capitol Lofts: Project in Permit Process

A key component of this 122 for-sale condominium project, designed by David Baker and Partners of San Francisco, is the re-use of two historic warehouses on R Street. The Capitol Lofts are being built by a partnership of Sares Regis of Sacramento and San Francisco warehouse developer Rick Holliday. CADA and the Sacramento Housing and Redevelopment Agency are providing financial assistance for this project.

R Street is one of the oldest industrial corridors of the western United States. The toxic remediation and historic preservation issues associated with the site's industrial past and the new R Street Urban Design Plan requirements make this a challenging development project, which upon completion will serve as a lynchpin in the revitalization of the R Street Corridor.

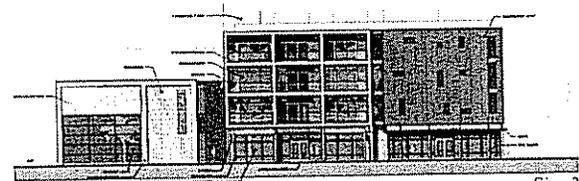
3 East End Gateway 2 & 3: Development Terms Negotiated

Under terms negotiated in 2005, Loftworks, a Sacramento development team that has previously partnered on successful mixed-use infill projects in Midtown and East Sacramento, will construct mixed-use projects on two sites at 16th and O Streets. Completion of these projects will reinforce 16th Street as a significant commercial corridor by linking the start of Midtown at 16th and J Street with the commercial development emerging on R Street near the 16th Street Light Rail Station.



Site 2

Designed by FFA of Portland, Oregon and LPA Architects of Sacramento, California, these projects will provide 32 apartments and 21 condominiums above 23,000 square feet of ground-floor commercial on 16th Street and 8 live-work home ownership townhouses on O Street. To address the parking demands created by the intense retail use at the intersection of 16th and O Street, a four-story garage, designed to be sensitive to neighborhood traffic and streetscape concerns, has been incorporated into East End Gateway 3. CADA is providing financial assistance to fund the project's infrastructure improvements and the parking garage.



Site 3

4 UC Legislative Intern Housing: Feasibility Study Initiated

In 2005, CADA shepherded an agreement whereby, the Department of Veteran Affairs, the Department of Food and Agriculture, the Department of General Services and the University of California agreed to have CADA conduct a development feasibility study for the blocks bound by 12th/13th, N and P Streets. The objective of this study is to assess the feasibility of a project incorporating government intern housing, new state offices, housing and parking on these blocks. LPA Architects and Andy Plescia Consulting are providing technical assistance to CADA in the preparation of this study.

5 State West End Office Project: Legislation Passed Allowing for Mixed-use

In 2005, Assemblyman David Jones successfully authored and secured passage of Assembly Bill 1663, which provides the Department of General Services (DGS) the authority to consider incorporating housing into the development of the 1.4 million square-foot West End Office Project. In accordance with this bill, DGS may now sell, lease or transfer unused portions of the project site to CADA providing no part of any ensuing residential development is included in the state office structure. Pending completion of the environmental process and the request of the State of California, CADA is prepared to assist in this potential residential development.

Clearing Paths for Continued Growth: To assure continued growth in the Capitol Park Neighborhood and the R Street Corridor, CADA removes development impediments by remediating brownfield sites, forging effective partnerships and investing in critical infrastructure improvements

2005 Removal of Development Impediments

6 Fremont Community Garden: Remediation Underway

Soil remediation of the Fremont Community Garden site, which is directly adjacent to the Fremont Mews, is underway. A community advisory group is working on garden plans with the objective of opening the garden to the public in late 2006. CADA plans to donate this garden to the City of Sacramento as a permanent component of the City Parks Program. The Fremont Community Garden will be the second garden that CADA has contributed to the City Parks program, the first being the Southside Community Garden and 5th and V Streets. HLA Design Group of Sacramento provided design assistance for both gardens.

7 R Street Water Main/Combined Sewer Storage Project: Engineering Work Completed

CADA continued its work with the City of Sacramento to initiate construction of the improvements specified in the R Street Corridor Infrastructure Needs Assessment by combining \$800,000 from a State Jobs-Housing Balance Grant, City Economic Development Funds and CADA Tax Allocation Bond Funds. In 2005, the City Utilities Department completed engineering work for the installation of a new water main and combined sewer storage on R Street between 11th and 13th Streets. Trenching work will commence in March 2006 and the project will be completed by June 2006.

8 13th/16th Street Light Rail Station Improvements: Use of Grant Funds Determined

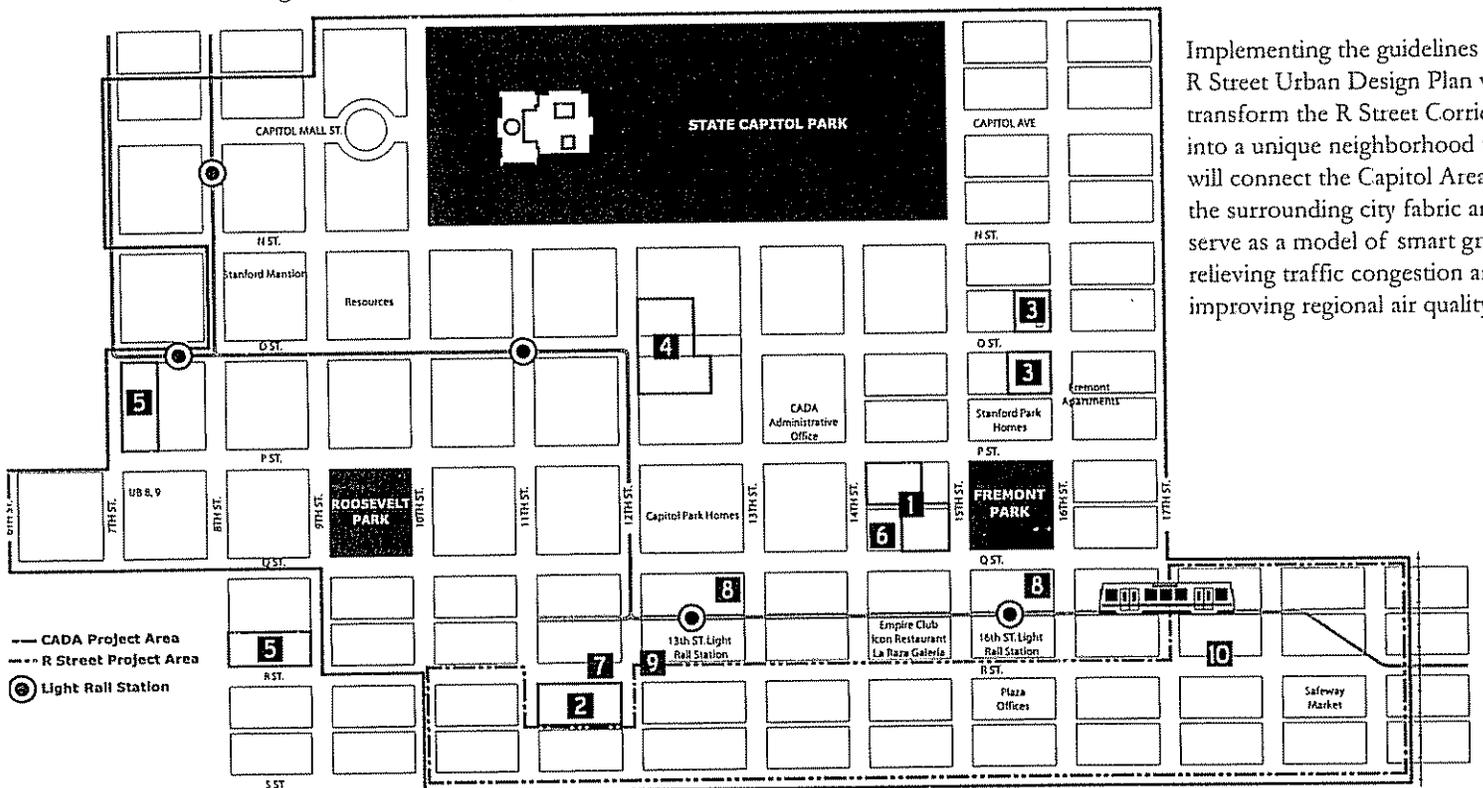
CADA is finalizing a Memorandum of Understanding between the City, Regional Transit and CADA concerning the utilization of the \$1.7 million Community Design Grant awarded by the Sacramento Area Council of Governments for light rail improvements.

9 R St. Streetscape Improvements from 10th to 13th Streets: Implementation Fast-tracked

To facilitate completion of the Capitol Lofts project, CADA and the City of Sacramento are expediting implementation of streetscape improvements on R Street from 10th to 13th Streets consistent with the R Street Urban Design Plan in advance of the plan's formal adoption by the City Council in the summer of 2006. Funding for these streetscape improvements is being provided by \$1.5 million in federal funds secured by the late Congressman Robert T. Matsui as a part of the Fiscal Year 2005 Consolidated Appropriations Act and supplemental funds being provided by CADA and the City of Sacramento. Construction of these improvements will be completed by FY 2007-08.

10 R Street Urban Design Plan: Plan Finalized

In 2005, CADA approved the R Street Urban Design Plan, prepared by MIG Planning Consultants of Berkeley California, and transmitted it to the City Council for approval. The City Council referred the plan to staff to draft the City policy amendments necessary for formal City adoption of the R Street Urban Design Plan which is anticipated to occur in the summer of 2006.



Implementing the guidelines of the R Street Urban Design Plan will transform the R Street Corridor into a unique neighborhood that will connect the Capitol Area to the surrounding city fabric and serve as a model of smart growth, relieving traffic congestion and improving regional air quality.

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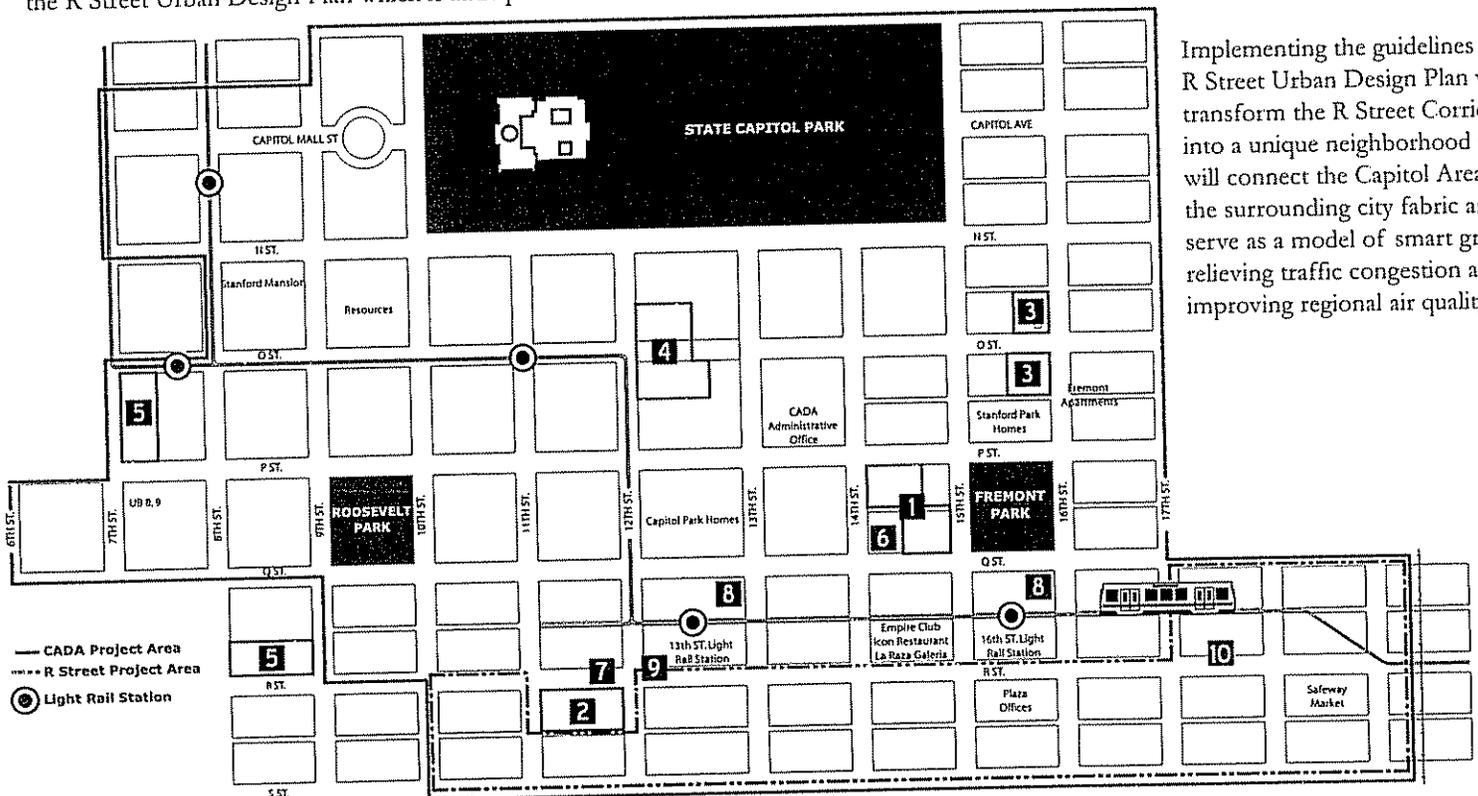
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