



Capitol Area Development Authority

CADA is committed to building a fiscally, socially and environmentally sustainable neighborhood for city dwellers and visitors to the State Capital.

CADA is tasked with meeting challenging government mandates in a business model closely paralleling a private real estate management and development company. These mandates include rebuilding the area blighted by the 1960 State Capitol Office campus plan which proposed widespread demolition and construction of a large office mall and; rebuilding the key section of the R Street Corridor. Today, CADA is well on its way towards the realization of a pioneering model of smart growth by building mixed-use, mixed income sustainable development adjacent to light rail stations serving the Sacramento region.

CADA employees are not in civil service but are “at-will”, and serve at the discretion of an Executive Director hired by a publicly appointed Board. While it is a joint powers authority created by the State of California and the City of Sacramento, CADA does not receive operational support from either the State or the City. CADA's capacity to pay its salaries and operating costs depends on its ability to manage its properties and create new development opportunities.

To maintain fiscal stability and achieve its objectives, CADA must operate effectively; keep its market rate apartments competitive; re-invest its funds into affordable housing and area infrastructure improvements; enter into public-private partnerships to pursue development opportunities and; seek project gap-financing when necessary.

In over 30 years of developing and managing urban infill housing, CADA has built and maintained hundreds of units through public private partnerships. CADA directly funds and, when available, utilizes government housing programs to ensure that at least 25% of the units it has developed or manages are affordable to low and very low income households. These actions have resulted in a community of neighbors with diverse lifestyles including retirees on fixed incomes, students, and people working in a variety of service and office capacities in the central business district, state offices and the Capitol.

In addition to building and maintaining mixed-income and mixed-use residential structures, CADA funds the construction of public infrastructure such as area-wide streetlights and sidewalks. Most recently, CADA is funding sewer line replacements and streetscape improvements on R Street. CADA also financed the construction of the State Office of Buildings and Grounds at 13th & O Streets and brought about the development of neighborhood commercial facilities such as the Capital Athletic Club at 8th & O Streets.

Resource conservation and smart growth, principles pioneered by CADA in partnership with the State of California and the City of Sacramento, are key components of CADA's endeavors. CADA maintains and enhances existing structures unless building obsolescence or development plans dictate otherwise; remediates brownfield sites — including the first sites donated to the City to be operated in perpetuity as community gardens; actively supports alternate forms of transportation such as light rail and bicycles; champions green technologies in its building programs and; encourages the use of green building technologies in new developments.

The CADA Story



Fremont Mews & Community Garden



Greentree Commons



1409 R Street

First things first

When CADA was founded in 1978, it was charged with the implementation of the residential and neighborhood commercial objectives of the State Capitol Area Plan. This plan, adopted in 1977 and updated in 1997, was a forerunner of the smart growth movement. The plan calls for the area south of the State Capitol to be transformed into an urban village of state offices, housing, retail and parking; a place where residents can walk and bicycle, and where they have transit options to travel to work and entertainment destinations, thus reducing dependence on automobiles and improving regional air quality. Rather than setting a prescribed blueprint of what should be built on these state-owned properties, the plan established broad goals and an implementation structure that has allowed it to be realized through changing political and economic conditions. The State Department of General Services (DGS) is responsible for implementing the state office component, CADA is responsible for implementing the residential and neighborhood commercial components and the Capitol Area Advisory Committee advises the Legislature as to the progress of the plan's implementation.

In 1978, the land south of Capitol Park had been decimated — blighted with burned-out and boarded-up buildings and blocks of parking lots. Because it was clear that the blight needed to be removed if new development was to be attracted, through the auspices of the Office of the State Architect, CADA secured a \$4.9 million federal Economic Development Administration grant for housing rehabilitation. About half of the grant funds were designated for the rehabilitation of Park Mansion, the flagship of the neighborhood, which had been boarded up since 1969. It was believed a revival of this distinguished building on Capitol Park would send a clear message about CADA's housing program. Accordingly, CADA modernized all units and increased the unit count from 36 to 42 apartments, provided two townhouse units within the structure, installed solar panels on the roof and incorporated a disabled-access ramp into the re-design of the front entrance.

When its rehabilitation was completed, CADA reopened Park Mansions as a mixed-income building providing both assisted units affordable to very low income households and market rate apartments. This was in keeping with the direction of the Section 8 (now Housing Choice Voucher) program that was being started by the federal government at the time. CADA has continued to maintain a Scattered Site Rent Assistance program to this day, providing affordable apartments for low and very low income households throughout the rental housing stock that it manages.



Park Mansion



Don Carlos



Johnston House Under Construction



Johnston House Completed



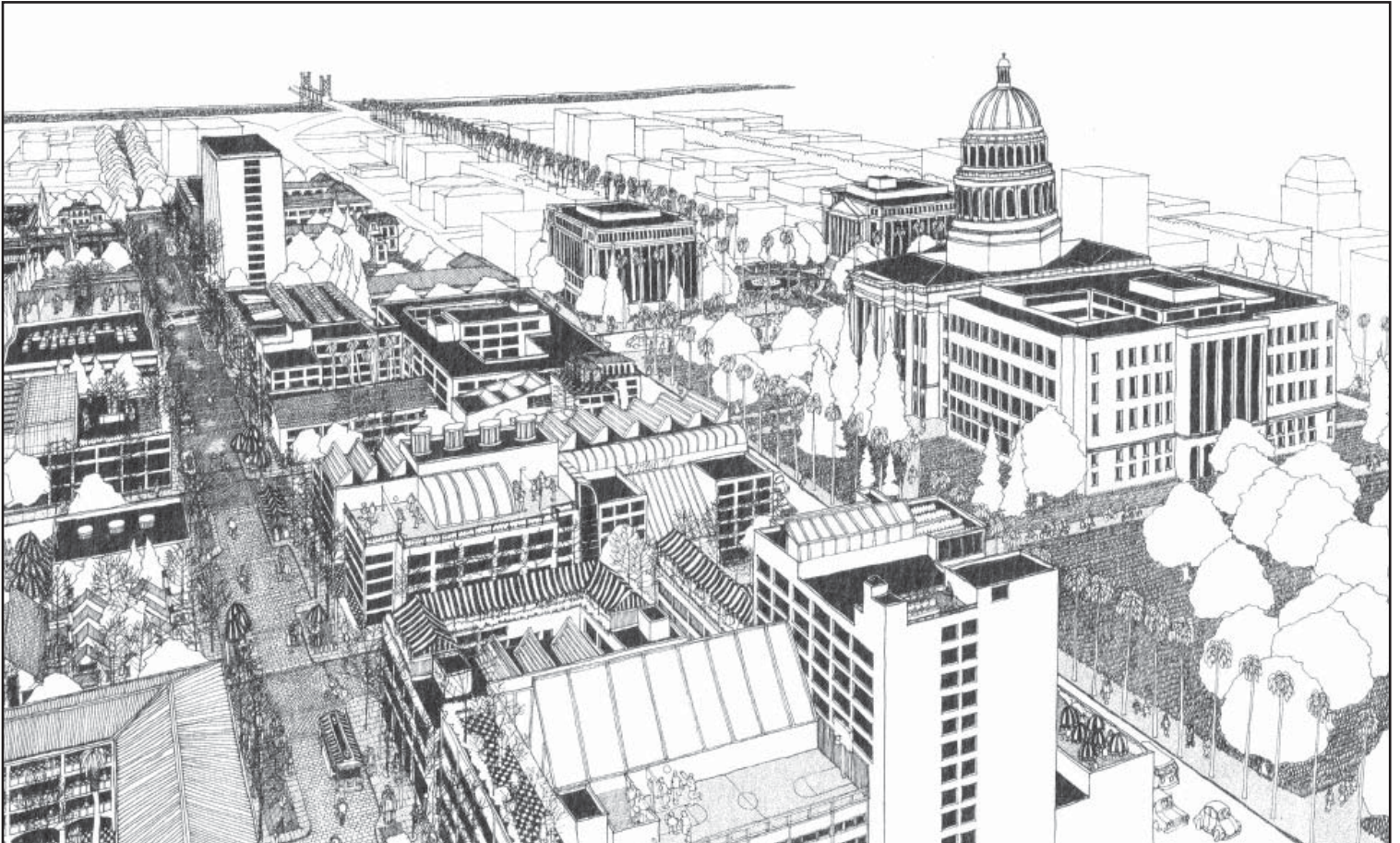
Palm Mansion



Above: Examples of building conditions in the Capitol Area in the late 70s prior to their transfer to CADA.



Below: Illustration taken from the 1977 Capitol Area Plan.



Build it so they will come



Saratoga Townhomes



Biele Place



Somerset Parkside Apartments



17th Street Commons

In 1978, when market conditions were not conducive to the quality development envisioned in the Capitol Area Plan, CADA's first Board of Directors made the painful decision not to proceed on developing its first site when the selected developer indicated market conditions required his downgrading the project from his original design submittal. Faced with this challenge, CADA focused on eradicating neighborhood blight until the 1980s when the market improved. CADA then went on to build hundreds of quality urban infill housing units through public-private partnerships with the objective of making the neighborhood, "A Neighborhood for All".

Saratoga Townhomes: Designed by David Baker of San Francisco and SolArc of Berkeley for the Hofmann Company in 1982, this project achieved remarkable construction economy through the use of pre-cast foundations and pre-cut roof supports. An active and passive solar system was also incorporated into the design. It received an Affordable Housing Award from the State Department of Housing and Community Development because its initial sales prices were set at just \$53,000 and because the active solar collectors and passive design would reduce energy costs to the homeowner by 50 percent.

Johnston House and the Don Carlos Apartments: Designed by Bob McCabe of Sacramento. CADA financed the rehabilitation of these two structures in 1982 utilizing SB 96 funding provided by the State Department of Housing and Community Development.

1619 Q Street: Designed by John Harvey Carter of Sacramento, California in 1982, this project provides the community with single person residential units in a congregate setting.

Biele Place: This senior apartments project was funded through the Rental Housing Construction Program of the State Department of Housing and Community Development. It was designed by Peters Clayberg and Caulfield of San Francisco, a 1982 AIA National Award recipient for their design of St. Mary's Garden, a similar senior housing project in Oakland.

Somerset Parkside Apartments: This complex which opened in 1983 houses low and very low income family apartments. Funded through the Rental Housing Construction Program of the State Department of Housing and Community Development, it was designed by Van der Ryn & Calthorpe of Sausalito.

Somerset Parkside Condominiums: This development, designed by Van der Ryn & Calthorpe for Barratt America, sited townhomes on an interior alley and 4 story flats above retail on the streets. An early example of Calthorpe's pedestrian pocket designs, it preceded his work as a founder of the Congress for New Urbanism and an international planning consultant.

The Auslender: 1500 15th Street: Rehabilitation designed by Paul Schmidt in 1984. The design is sensitive to the original 1920s character of the structure and Sacramento's charm in that era as an urbane destination halfway between Lake Tahoe and San Francisco.

Admail Express Building: 1514 14th Street: Designed by Nacht and Lewis of Sacramento for Phil Schott who wished to locate his Admail Express offices in the Capitol Area. Recipient of Building Industry Association Gold Nugget Awards as an infill project containing ground floor office and mixed-income apartments. Completed in 1984.

Palm Mansion: 1330 P Street: Designed by Bruce Whitelam of Sacramento, this rehabilitated structure was the recipient of a Sacramento Old City Association Award in 1984. Prior to its restoration, this Victorian was a detoxification center that had been vacated following a disastrous fire.

17th Street Commons: Designed by Mogavero and Unruh of Sacramento and completed in 1984 this development that consists of the rehabilitation of two structures and the construction of new townhomes was originally a limited cooperative project of the Sacramento Housing Development Corporation. It was the recipient of a first place award in the Affordable Housing Competition sponsored by the State of California and recognized for its passive solar design that assists in keeping costs to the occupants down over time. When the 17th Street Commons Cooperative ceased in 2001 CADA purchased and rehabilitated the project.

Stay alive till '95

CADA faced some of its most challenging times when housing production dramatically slowed during a state and national recession. The real estate industry titled this period "Stay Alive Till '95". Keeping the dream alive during this period put CADA's values of creativity and commitment to the test.

Delta Victorians: In 1984, Nielsen Wiese Architects relocated four structures from other parts of downtown Sacramento to an infill site at 14th and Q Streets. In 1988, Nielsen Wiese also rehabilitated a historic single family residential structure at 17th and O Streets and constructed two additional residential units on the rear portion of the property.

Capital Athletic Club: To preserve a distinctive but deteriorated Spanish colonial revival structure dating from the 1930s, CADA solicited proposals for the rehabilitation and reuse of this structure and new construction on an adjacent cleared site. The winning proposal was submitted by the Hofmann Company of Concord, California who proposed the construction of a premiere athletic facility. Their proposal included a sensitive and accurate replication of the structure reutilizing original architectural elements and the construction of a "state of the art" athletic building. The Capital Athletic Club opened in 1985.

Stanford Park Townhomes: Designed by Backen Arrigoni and Ross of San Francisco originally to be built above the subterranean state office building on the block bound by 7th/8th N/O Streets. After CADA entered into a development agreement with Rubin Glickmann and Associates of San Francisco the decision was made by the State not to proceed on building it above the state office. With the assistance of the Capitol Area Advisory Committee CADA negotiated for its location to its current site. Received Building Industry Association Gold Nugget Award. Designed to be affordable with initial sales prices in 1986 of \$69,900.

Brannan Court: Designed originally by Michael Woldemarr Associates of San Pablo as a development project of Willard Trammel, CADA purchased the design, secured financing from the California Housing Finance Agency and constructed the project after Mr. Trammel withdrew for health reasons. Managed as mixed income apartments by CADA since 1988, the entry gate house includes public art – an abstract mural depicting events in the life of Sam Brannan – first promoter of the California Gold Rush.

Greentree Commons: Designed by Mark Mack and Peter Calthorpe. In 1988 it was a unique high density infill project that combined stacked flats on O Street, townhouses with addresses on the alley and the first restaurant in Sacramento to secure approved sidewalk seating. Originally developed as condominiums by a partnership of Penny Nyland and Bruce Gilliland, CADA purchased the project from the Bank when a change order dispute precluded the closing of sales and has managed it from that time as apartments.

Victorian Townhomes: Three new townhomes designed by Nielsen Wiese Architects to match the Victorian style of Palm Mansion which is immediately adjacent to these structures. Completed in 1993.

Capital Terraces: Designed by Herb Krumpe of Sacramento for Hank Fisher Properties. This complex provides efficiency studio apartments as an alternative to SRO facilities. Completed in 1994.

Governors Terrace: Designed by Herb Krumpe of Sacramento for Hank Fisher Properties. When this building was completed in 1994 it was the first new market rate apartment structure privately financed and completed in downtown Sacramento in ten years.

State Office of Buildings and Grounds: At the request of the State of California, CADA floated \$7 million in lease revenue bonds in 1994 to finance the construction of a quarter block midrise office structure. CADA selected Ravel Rasmussen to be the developer of the project. This sensitively scaled structure, designed by Niiya Calpo Hom and Dong was the recipient of an award from the Sacramento Old City Association. In addition to its outstanding architectural merit, the structure also contributes to the neighborhood's public art by housing two murals in its ground floor entrance lobby.



Delta Victorians



Stanford Park Townhomes



Capital Terraces



Governors Terrace

1997 Capitol Area Plan update



Brannan Court



Auslander



State Office of Buildings & Grounds

Responding to directives from Governor Wilson and the California State Senate, a Sacramento Regional Facilities Plan was published in 1993 that recommended the Capitol Area Plan be updated to accommodate more of the state's office needs. In 1995, the State and Consumer Services Agency sponsored a panel from the Urban Land Institute (ULI) to provide independent recommendations on the state's use of its real estate in the Capitol Area and its office procurement process. The ULI panel concluded that, while the quarter block module proposed in the 1977 Capitol Area Plan was unworkable for state office or parking use, the principle that a critical population mass be maintained during and after business hours provided by a rational mix of state office, residential and supporting commercial uses was sound.

In 1996, the Department of General Services and CADA conducted master planning studies to assess alternative development opportunities on key office, housing and commercial sites in the Capitol Area. The Legislature subsequently reaffirmed the 1977 Capitol Area Plan, endorsed the principal findings of the ULI study, and directed the preparation of an update to the Capitol Area Plan needed to respond to conditions that had changed in the twenty years since the Plan's adoption. The chief changes were the need to:

- Accommodate increased state offices downtown subsequently resulting in the construction of the State East End Project.
- Recognize the impact of the light rail system that had not been foreseen at the time the 1977 Plan was written.
- Include measures to encourage development of ownership housing.

The 1977 Capitol Area Plan had required all new housing to be developed on a long-term land lease basis to allow the State maximum flexibility by retaining ownership of the property. To facilitate efforts to attract a greater number of private sector investors, developers and homeowners in the difficult housing market of the 1990's, the Plan was changed in 1997 to provide the State the flexibility of either long-term leasing or selling the property to CADA for residential development.

At this time CADA commissioned the preparation of the Capitol Park Neighborhood Design Plan with the objectives of emphasizing neighborhood building and enhancing the Capitol Area's identity as a desirable address. The Capitol Park Neighborhood Design Plan was awarded the prestigious Ahwahnee Award by the National Center for Liveable Communities in 1997.



Artist Rendering from the Capitol Park Neighborhood Design Plan

The State East End Project

CADA introduced the name “East End” during the ULI review of the Capitol Area Plan. As the project developed, CADA relocated multiple residential apartment structures and coordinated with the Department of General Services to ready the site. One of the buildings relocated to 17th & N Streets received the Sacramento Art Deco Society Preservation Award of 2001. Construction of the State East End Project brought 4,000 employees to 16th and Capitol Avenue energizing the area in midtown now becoming popular as the “Panhandle”.

R Street

Responding to the wishes of the City of Sacramento and with the support of the State of California, CADA's project area was expanded in 2002 to include the key central section of the R Street Corridor. Development of this blighted area serves as an opportunity for transit-oriented development at the 13th and 16th Street Light Rail Stations and the forging of a connection between the Capitol Park Neighborhood and the neighborhoods to the south by carrying out the harmonious principles of the State's Capitol Area Plan and the City's 1996 R Street Corridor Master Plan.

CADA first brought together a broad constituency to develop the R Street Urban Design Plan. This plan provides a roadmap for future built and open space development supporting the common goal of creating a vital, mixed-use corridor with a strong underlying industrial character, recognizing its historical role as the first rail line connecting the Sacramento embarcadero to the Sierra Nevada gold fields. By action of the Sacramento City Council, this plan has been incorporated into City Ordinances.

CADA next prepared the R Street Implementation Plan to guide its development activities. The plan includes an analysis of existing conditions, specific legislative mandates that CADA must adhere to, goals for the area that build off past planning activities, affordable housing programs, strategies for attracting private investment and CADA's plan for structuring financing of public improvements.

CADA Projects completed since 2002 on R Street include:

- Water and Sewer Line Replacement
- Hitomis Restaurant Patio Improvements at 12th and R Streets
- 14th and R Street Mixed-Use Building Public Infrastructure
- 13th and 16th Street Light Rail Transit Station (LRTS) Improvements
- Phase I of R Street Streetscape Improvements Phase I (in construction)
- Phase II of R Street Streetscape Improvements Phase II (in design).



State East End Office



LRTS Improvements Groundbreaking



R St Streetscape Phase I Construction



Groundbreaking Ceremony for Phase I

Time for city life

CADA first advocated city life with the slogan, “Living Downtown is Great!” in 1980 at a time when only planners and sweat equity rehabbers in midtown agreed. In the 90’s the slogan was changed to “Make your best move, move downtown”. By 2000, it had become “Time for City Life” as the high costs of commuting both on individuals and on regional air quality became more apparent. Developer interest in building in downtown Sacramento and the availability of financing resulted in healthy responses to Request for Proposals issued by CADA for large projects. While pursuing larger developments, CADA continued working on smaller infill projects as well – working around and saving older structures that give the area its authenticity.

17th and N Streets: Designed by Herb Krumpke of Sacramento for Hank Fisher Properties, this project encompassed relocating an apartment from the footprint of the State’s East End Project to the corner of 17th and N Streets and then constructing a new annex building on the alley.

1500 Q Street: Designed by Ron Vrilakas for Historic Properties, LLC., this project consisted of the rehabilitation of the historic Enos Grocery Store and the construction of new infill loft townhomes adjacent to the 16th Street Light Rail Station. The project has affordability requirements set by the Sacramento Housing and Redevelopment Agency that assisted in the financing of the project. Completed in 2001.

Fremont Building: Designed by EDI Architecture of San Francisco for Shasta Properties and Sotiris Kolokotronis of Sacramento. Completed in 2001, this is the first boulevard style high density housing in Sacramento. It incorporates three stories of apartments above ground floor retail. Eleven of the 69 apartments in this complex have affordability requirements as set by the Sacramento Housing and Redevelopment Agency that contributed financing to this project.

Capitol Park Homes: Designed by EDI Architecture of San Francisco for Shasta Development and Sotiris Kolokotronis of Sacramento. Completed in 2003, this project consisted of the construction of 64 single family homes with affordable requirements set by the Sacramento Housing and Redevelopment Agency that provided financing for the project. Half of the homes are sited facing the alley that has been designated a new city street named for Gregory Kondos, a nationally recognized artist and native Sacramentan. The two apartment structures relocated from the footprint of this project to sites on an adjacent block have been rehabilitated and continue to be in CADA’s affordable rental housing inventory.

Fremont Mews: Designed by Ankrom Moison of Portland for Rembold Properties this 2005 project includes 119 loft apartments, 40% of which are affordable to low income households, and the first permanent community garden to be donated in perpetuity to the City Parks and Recreation Department. Designated by the Sacramento City Council as one of five major pivotal projects that together would attract 1000 residents to the urban core this project is at a highly visible location due west of Fremont Park at the intersection of major arterial streets and within one block of the 16th Street Light Rail Station. The structure was designed to integrate with the surrounding neighborhood. Its distinctive features include stoops – a welcoming short flight of stairs and landing leading to each ground floor unit.

Fremont – Wilshire Apartments: In the difficult lending environment of 2009, CADA secured financing from Farmers and Merchants Bank, a local community bank, for the purchase and much-needed rehabilitation of the Fremont-Wilshire Apartments at 15th and P Streets. A program was established at this property whereby studio units are being made affordable to single persons earning between 50% and 80% of the area-wide median income whose needs have grown due to the combined effect of the recession and the increase in Central City living expenses.



Building Relocation



1500 Q Street



Capitol Park Homes



Fremont – Wilshire



Above left: Fremont Building
Located on the corner of 16th and P Streets.



Above right: Fremont Mews/Community Garden Entrance

Below left: Sam's Market Re-opening/Earth Day 2008

Below right top: Movie in Fremont Park/Summer 2010
Bottom right: CADA Booth at Earth Day 2011



On the drawing boards

East End Gateway 1: 16th and N Streets

In 2009, the Board selected the team of EmJohnson Interest (now Urban Core LLC) and Nehemiah Community Reinvestment Fund Holdings to develop East End Gateway 1 (16th and N Street) as a 9-story condominium development. The development team has a strong track record of providing construction jobs to community residents and building transformative developments that revitalize neighborhoods including their work in North Beach and the Fillmore Districts in San Francisco. A pre-sale marketing program is presently underway. More information is available at www.thewarrensacramento.com

East End Gateway 2 & 3: 16th and O Streets

Ravel Rasmussen and Separovich Domich are maintaining their option on the project site in this difficult time while they secure financing resources allowing them to proceed. Fully entitled, this project will provide 84 market rate apartments above 13,000 feet of retail on 16th Street.

Capitol Lofts: 11th & R Streets

In 2009, \$4.9 million in Proposition 1C Infill Infrastructure Grant Program funds was awarded by the Department of Housing and Community Development in a state wide competition to Holliday Development, the developer selected by CADA for the Capitol Lofts site at 11th & R Streets. Originally proposed to be a market rate condominium development, consideration is now being given to re configure the project to be 141 rental housing units, of which 37 will have rents set at below market rates.

Site 9B: 1610 17th Street

CADA is anticipating executing a purchase agreement with a developer for this small 40' x 40' infill site in 2011.

East End Gateway 4: 16th & P Streets

In 2010, CADA selected Sukna Global Holdings to develop this prominent site across from Fremont Park as a mixed-use for-sale zero-energy development. The design by Ron Vrilakas of Sacramento strengthens the connection to the park through a mini plaza created at the alley on 16th Street.



Above left: East End Gateway Sites 2 & 3



Above right: East End Gateway Site 1



Bottom right: Capitol Lofts

Streetscapes and parks

CADA is leading an effort to make physical improvements to the public right-of-way of 16th Street between the Capitol Avenue-N Street Alley and S Streets. The first step was the preparation of a conceptual streetscape plan for a more complete street design that will improve the pedestrian experience and more directly mark 16th Street as the spine of a unique and desirable mixed-use district. The CADA Board has approved funding to complete 30% design and the environmental review of the streetscape plan, which is being carried out by the City of Sacramento under the terms of a Memorandum of Understanding with CADA. CADA is also working with the City on the submittal of an application for a Strategic Growth Council grant to fund construction. In the past year, CADA has also rebuilt the "Garden in the City" artwork on O Street, undertaken maintenance/ improvements at the 11th and O light rail station, and has funded the installation of public art and improvements in Fremont Park.



East End Gateway Site 4

Neighborhood-builders

These blocks south of Capitol Park and north of R Street, at the crossroads between downtown, the State Capitol and midtown, are becoming a neighborhood because of the many people who have worked to rebuild it over the past thirty years and continue to work together today including:

- Decision-makers at federal, state and local levels who take actions affecting legislation, interagency agreements, project gap-financing and the appointment of the CADA Board of Directors.
- CADA Board members who volunteer their time, talent and experience, making tough decisions and keeping the agency on target towards the achievement of its goals.
- Activists who champion community causes including affordable housing, urban gardens, historic preservation, high-rise living, and transportation alternatives.
- Development teams who respond to CADA's request for proposals.
- Renters and homeowners who keep CADA grounded and attuned to the needs of the evolving neighborhood.
- Neighborhood merchants who provide the daily connection between different users in the area.
- Consultants who effectively supplement the efforts of CADA's administrative, property management and development staff.
- Building and maintenance service contractors who bid on CADA work.
- Artists who provide inspiration -- through poetry readings at Luna's, classical concerts at Westminster Church, bands playing at Fremont Park and public art.
- Public servants of state and local agencies who provide the collaborative spirit needed to accomplish shared goals.
- CADA employees who meet the challenge of fulfilling government mandates within a private business fiscal structure.

Because of these continuing efforts Californians who visit Sacramento today can be proud of their State Capital.



CADA Board of Directors



Farmers Market at Fremont Park



CADA Maintenance Facility Mural Detail



Neighborhood Builders Since 1978

About CADA

The Capitol Area Development Authority (CADA) was created to implement the residential and neighborhood commercial components of the State's Capitol Area Plan – a progressive smart growth plan for state-owned properties south of the State Capitol. Rather than setting a blueprint of what should be built, the Plan established goals and an implementation structure so it could be affected through changing political and economic conditions. This structure called for the creation of CADA.

CADA is a self-supporting public agency whose primary revenue is the rental income it collects for managing state-owned properties that survived area-wide demolition undertaken by the State in the sixties. CADA's secondary revenue is tax increment generated from new mixed-use, mixed-income developments that it builds.

Since 1978, CADA has preserved critically needed affordable rental housing stock and has built over 800 new dwellings units through public private partnerships. Of the 1,384 units that CADA manages or has developed to date, 25% or 346 units are affordable to extremely low, very low and low income households. In addition to housing, CADA has supported the development of small businesses and neighborhood commercial facilities, remediated toxic sites, installed streetlights; established community gardens; re-built storm-sewer pipes, alleys and sidewalks and; undergrounded utility lines. These efforts currently generate \$2.8 million in new property tax revenue which CADA uses for the provision of low and moderate income housing, the construction of new mixed-use, mixed-income developments, public infrastructure and neighborhood improvements.

In 2002, after the City adopted a master plan for the R Street Corridor, and because of CADA's successes in the Capitol Area, legislation was passed charging CADA with the responsibility of maximizing transit-oriented development in the R Street Area – an adjacent blighted warehouse area in which two major light rail lines serving the metropolitan Sacramento region converge.

CADA is the recipient of the Sacramento Area Council of Governments' (SACOG) First Blueprint Excellence Award for exemplary use of smart growth principles and the 2009 American Planning Association (APA) of California's statewide award for Distinguished Leadership by a Public Agency. As recognized in the City of Sacramento's General Plan and its Housing Element, CADA's actions are consistent with the City's vision which is a shift away from suburban sprawl to urban infill development and a focus on sustainable and complete neighborhoods.

Work remains to be done in order to meet the goal of building a fiscally, socially and environmentally sustainable neighborhood. In the Capitol Area, CADA will complete the development of new mixed-use mixed-income developments, build streetscape improvements to enhance the State Capitol office campus, and establish a sustainable structure of inclusionary housing. In the R Street Area, CADA will structure the financing of public improvements, attract private investment and assure inclusionary housing requirements are met.