

MINUTES

OPERATIONS COMMITTEE OF THE BOARD OF DIRECTORS CAPITOL AREA DEVELOPMENT AUTHORITY

October 25, 2011

Ann Bailey called to order the regular meeting of the Operations Committee at 2:09 p.m. at the CADA Administrative Offices, 1522 14th Street, Sacramento, CA.

1. Roll Call

Lagomarsino - Present
Bailey - Present

2. Approved Minutes: June 21, 2011

Bob Lagomarsino noted that under Agenda Item 3 (B) last paragraph, second to the last sentence an incorrect word was used "argumentatively" was corrected to "arguably." The minutes of the meeting were approved as amended.

3. Items scheduled for the October 28, 2011, Board Meeting

A. 16th Streetscape 30% Design and Strategic Growth Council Grant Application: Marc de la Vergne presented staff's recommended action on the following:

- 1) Board review the 16th Street Streetscape 30% design, and
- 2) Board adopt of a resolution authorizing staff to submit a grant proposal to the Strategic Growth Council

Marc de la Vergne explained that the purpose of the streetscape improvements are fundamentally to improve pedestrian safety and connectivity, improve environmental quality, beautify 16th Street and contribute to the vitality of the street's businesses and residences as well as that of the surrounding neighborhoods.

Marc de la Vergne provided a synopsis on the progress of the project and reviewed the major elements for the first phase of the streetscape design as follows:

- Storm Water Planters: The approximate size of these planters is 5' by 25' with a concrete wall around the parameter. The water is channeled from the street which then captures storm water runoff from the street. If designed with enough capacity, it will also capture storm water runoff from the roofs of adjacent buildings. Twelve stormwater planters are proposed to be installed in front of East End Gateway Sites 1, 2, 3, and 4.
- Bio Swale: The design includes a bio swale along a 125' length of Fremont Park. This would capture storm water from the street and channel it through a planted area which would allow storm water to be absorbed and then percolate down into the subsoil. The installation of the bio swale would provide the opportunity to plant lower growing trees that can add color to the street, but will involve a reduction of five parking spaces. There is a concern that has been expressed by the developers of EEG Site 4 that the bio swale will take away parking that is essential in securing the needs of restaurant customers.
- Corner Bulb-outs: The corner bulb-outs that are proposed are to be located at every intersection where it is feasible. The Historic Preservation Office is unsettled with the proposed installation of a bulb-out at the corner of 16th and Q Streets, noting that the

buildings on this block are in a historic district. Staff will be meeting with City staff tomorrow to understand what their concern is.

Bulb-outs on R Street have not been designed as yet and funding is not being requested at this time. The assumption is that it would be taken care of as part of the 16th and 18th Street/R Street Plan.

The advantages of having bulb-outs are that they reduce the amount of street the pedestrian has to actually cross and allows the pedestrian to view the street without having to look through or over a car to see down the street. The corner bulb-outs will add 3,000 s.f. of planted space to the street. If designed properly, they will be low maintenance and will increase the amount permeable space so that rain water will percolate into the soil.

- Trees to be planted that are either missing or will need to be replaced.

Marc de la Vergne then reviewed the second phase of the streetscape design that includes:

- Mid-Block Bulb-outs: Mid-block bulb-outs are being proposed along the Fremont Building's frontage at the north and south ends of the block. This will provide space for a straight and wider sidewalk and for sidewalk seating. The City has proposed a second alternative that would involve removing all of the Liquid Amber trees that are currently in the planting strips making for a straighter walkway; replacing them with new trees. There is an issue, that with these bulb-outs as with the bio swale, it would involve the loss of approximately seven parking spaces. The owners of the building have said that they cannot accept that. Staff met with the City's parking manager and are working to find ways to increase the amount of parking within the three block radius of the project area through angled parking and the conversion of 10 hour slots to a lower amount of time.
- Crosswalk upgrades: Concrete pavers are proposed to be installed which have a lifespan of 50 years, are low maintenance, can handle heavy volumes of traffic and the weight of trucks traveling through.
- Miniplazas: A small plaza is proposed at the corner of 16th and O Streets and a second plaza at 16th and P Streets that will be setback off the street allowing for the possibility of public art or a water feature.
- Signage: A redesigned sign bridge crossing is proposed on 16th Street at Fremont Park. The directional signs will be removed and will be replaced with new signage possibly through a design competition.
- Bike racks to be installed every half block in front of retail operations.
- Street lights: To replace the high pressure sodium bulbs in all the existing black acorn lamps with LED's.

Marc de la Vergne then discussed the following:

- Community review of the design and the participants' comments and suggestions.
- Maintenance of the improvements for the 16th Street streetscape
- The construction budget and the Prop 84 Strategic Growth Council Grant Proposal that proposes approximately \$1 Million in funding for the first phase of the greenscape elements of the 16th Street Plan and future SACOG and other grant funding for the second phase of work.

There was staff and committee discussion regarding the two types of pavers that would be used in the project. Bob Lagomarsino stated that with regard to the Fremont

Building, it would be logical to want to maximize the space available for pedestrians because of the contorted seating areas which make it difficult for pedestrians to manage. Mr. Lagomarsino continued that he prefers the flush pavers, but was not in favor of pavers going across the intersections.

There was general discussion between staff and the committee regarding:

- The share road or complete streets transportation mode and a need for CADA and City staff to take a look at what 16th Street is and how it functions because the north/south bicycle route is not very accommodating. Staff assured the committee that they will continue to advocate for the share road.
- Streetcar Study and the possibility of a streetcar on 16th Street in the future.

Committee's Recommendation: The committee supported staff's recommendation.

- B. **Workers' Compensation Insurance Policy:** Jill Azevedo presented staff's recommendation that the Board adopt a resolution authorizing the renewal of CADA's policy with the State Compensation Insurance Fund (SCIF) for the 2011 Policy Year (December 1, 2011 through November 30, 2012).

Jill Azevedo reported that for this next policy year CADA's X-Mod is going to increase from 1.00 to 1.21 due to two accidents, one of which is still ongoing. Because SCIF is implementing a new quote system, their quote for CADA's policy year will not be available until late November. Last year's premium which included a 25% discount was \$75,834. Staff is maintaining a conservative approach in setting this year's budget at \$95,000. Staff believes this should be sufficient to cover any potential increase. Should the quote come over budget, staff will incorporate the adjustment into the Mid-Year Budget Revision.

Committee's Recommendation: The committee supported staff's recommendation.

- C. **Presentation Regarding Sale of CADA Properties:** Jacqueline Whitlam provided a general overview regarding the Governor's May Revise that directed the Department of General Services (DGS) to review state-owned properties throughout California including state-owned properties managed by CADA. The Department of General Services has requested CADA to come up with candidate properties for sale. The candidate properties proposed for sale will be discussed in Closed Session at the Board Meeting and then a public presentation will be given on how CADA will be responding to the Governor's Directive.

Staff will recommend the Board adopt resolution directing the Executive Director to take certain actions regarding the sale of state-owned property leased by CADA for implementation of the residential and neighborhood components of the State Capitol Area Plan. Ms. Whitlam reported that the resolution will not be fully completed until after the Closed Session. The properties proposed for sale will then be identified on the resolution.

Jacqueline Whitlam reported that CADA is conducting a study with four objectives:

- 1) Work with DGS, on the preparation of a comprehensive report of state-owned property leased to CADA from 1978 to 2011.
- 2) Assist DGS in addressing the current State budget crisis by identifying properties which may be considered for sale in FY 2012-2013.
- 3) Quantifying fiscal requirements to complete CADA's legislative mandate; and
- 4) Coming up with long term strategies for state-owned properties

Jacqueline Whitelam reported that Study Objectives 1 and 2 will be addressed at the Board Meeting on Friday. Study Objectives 3 and 4 will be addressed at the 2012 CADA Board Workshop in February 2012.

Jacqueline Whitelam then reviewed the following:

- Maps of state-owned properties formerly leased by CADA, properties currently leased by CADA and future CADA development sites.
- How the Governor's Office is defining "State Programmatic Need "
- Policy Issues: Regulatory Agreements on properties, the affordable housing and CADA's legislative mandate to maintain 25% of the units located on land leased or sold by DGS to CADA for affordable to low income households.

Bob Lagomarsino requested that the site numbers be placed on the maps of CADA properties as referenced in the staff report. Jacqueline Whitelam responded that she would provide that information to the Board.

Committee Recommendation: No committee action taken.

4. Staff Reports/Updates/Transmittals

- A. Financial Report for Period Ending September 31, 2011: Received as transmitted
- B. City Treasurer Monthly Investment Report August 2011: Received as transmitted
- C. Presentation Regarding Sale of CADA Properties: Received as transmitted.

5. Insurance Claim Activity

Jacqueline Whitelam stated that there was no insurance claim activity to report.

6. Opportunity for the Public to Address the Committee Regarding Matters not on the Agenda
No public comments.

7. Adjournment

The committee adjourned at 3:06 p.m.



Sharon M. Bennett
Secretary to the Board of Directors