



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



November 8, 1989

Budget & Finance Committee
Transportation/Community
Development Committee
Sacramento, CA

Honorable Members in Session:

SUBJECT: Authorization for the Executive Director to Execute a Disposition and Development Agreement with 111 Capitol Mall Associates for the Redevelopment of Old Sacramento Parcels No. 113-115, 122-123

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the agreement.

Respectfully submitted,

ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COMMITTEE:

SOLON WISHAM, JR.
Assistant City Manager

Attachment



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



November 6, 1989

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session

SUBJECT: Authorization for the Executive Director to Execute
a Disposition and Development Agreement with 111
Capitol Mall Associates for the Redevelopment of
Agency Old Sacramento Parcels No. 113-115, 122-123

SUMMARY:

Adoption of the attached Resolution will authorize the Executive Director to execute a Disposition and Development Agreement with 111 Capitol Mall Associates for the reconstruction of the historic E.P. Figg, Rialto Building, Fashion Saloon, and Diana Saloon building complex, Old Sacramento parcels 113-115, 122-123, as a mixed use building in conjunction with the 111 Capitol Mall Office Building project and will affirm previous environmental documentation.

BACKGROUND:

On February 21, 1989, the Agency adopted Resolution No. 89-015 authorizing the Executive Director to execute an agreement with the developer of the 111 Capitol Mall Office Building project for a 180 day period for exclusive negotiation for development of Old Sacramento parcels 113-115, 122-123 (location map-Exhibit A). Subsequently, an agreement was executed which established October 11, 1989 as the date by which an agreement for the redevelopment of the property would be reached or negotiations suspended. An agreement has been negotiated and a Disposition and Development Agreement has been prepared for execution. The agreement is for the reconstruction of the historic E.P. Figg, Rialto Building, Fashion Saloon and Diana Saloon as a mixed use building of approximately 12,700 square feet with two levels of parking below grade ("L" Street elevation - Exhibit B). The redevelopment of this parcel will occur simultaneously in conjunction with the construction of the 111 Capitol Mall Office Building project. Construction is scheduled to commence in the spring of 1990.

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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
November 6, 1989
Page Two

FINANCIAL:

Per the terms and conditions of the Disposition and Development Agreement, the Developer shall purchase the Agency's parcels for the market value of \$127,500 and shall post a \$150,000 letter of credit as a guarantee. The letter of credit would terminate upon the Agency's issuance of a Certificate of Completion. The financial terms of the disposition agreement contain no land write down or other type of subsidy.

POLICY IMPLICATION:

Adoption of the attached resolution is consistent with existing Agency policy and will not depart from nor create new policy. However, the developer has proposed the construction of one level of subgrade parking beneath Neasham Circle which will physically connect this project to the 111 Capitol Mall Office Building project. The matter of the proposed parking beneath a city street is a policy matter to be addressed by the City. The reconnection of the two projects is also a matter to be addressed by the City with regard to the understanding and affect of the Settlement Agreement between the Developer, Save Old Sacramento, and the City. Unlike other Agency Old Sacramento parcels per the redevelopment plan, parking is an approved use upon these parcels, whether sub-grade or above grade and is not at issue nor a subject of policy. Dependent upon City approval, the Developer may connect the two subgrade parking facilities without affecting Agency policy.

ENVIRONMENTAL REVIEW:

The 111 Captiol Mall Office Building project was originally approved on July 5, 1988, and included the Agency's Old Sacramento Parcel 113-115, 122-123 as a mixed-used building containing parking connected to the 111 Capitol Mall Office Building via a multi-level parking structure bridging over Neasham Circle. A certified E.I.R. addressed the project in that configuration.

In a February 21, 1989 Agreement, the projects were separated and the 111 Capitol Mall Office Building was approved as a "stand alone" project no longer encompassing the Agency's parcels. A Negative Declaration was prepared on that action. Subsequently, the developer has proposed that the Agency's parcels again be linked with the office building by sub-terranean parking proposed to be constructed under Neasham Circle. Neasham Circle would be

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
November 6, 1989
Page Three

temporarily detoured during construction across the Agency parcels, then reconstructed and opened for through traffic. The proposed changes increase the amount of necessary excavation, and thus the likelihood of disturbing cultural resources, utilities, and local circulation during construction.

The EIR certified in 1988 analyzed impacts due to excavation, grading and compaction of earth, as well as construction-related circulation disruptions. Mitigation measures were identified and adopted at that time for protecting cultural resources and utilities, and for minimizing construction impacts. The previously approved Negative Declaration affirmed these measures. These mitigation measures equally apply to the proposed project changes.

Pursuant to Title 14, California Administrative Code, Section 15162, the Environmental Coordinator has determined that there are no substantial changes in the project or in the circumstances under which the project is to be undertaken and that the project involves no new impacts not considered in the previous EIR and Negative Declaration. Therefore, no further Environmental Documents are required.

MBE/WBE:

The Disposition and Development Agreement contains provisions for the Developers good faith and best effort to satisfy the Agency's MBE/WBE policy goals.

VOTE AND RECOMMENDATION OF COMMISSION:

At its regular meeting of November 6, 1989, the Sacramento Housing and Redevelopment Commission adopted a motion recommending the adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATION:

It is the staff's recommendation that the attached resolution be adopted which will:

4

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
City of Sacramento
November 6, 1989
Page Four

1. Authorize the Executive Director to execute a Disposition and Development Agreement with 111 Capitol Mall Associates for the redevelopment of Agency Old Sacramento Parcels No. 113-115, 122-123 for the reconstruction of the historic E.P. Figg, Rialto Building, Fashion Saloon, and Diana Saloon as a mixed use building in conjunction with the construction of the 111 Capitol Mall Office Building project.

Staff further recommends that the commission:

1. Find the prior environmental documentation is adequate and complete and that the prior Environmental Impact Report and Negative Declaration for the project(s) are appropriate.

Respectfully submitted,



ROBERT E. SMITH
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

3200WPP.393

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

AUTHORIZATION FOR EXECUTIVE DIRECTOR TO
EXECUTE A DISPOSITION AND DEVELOPMENT AGREEMENT
WITH 111 CAPITOL MALL ASSOCIATES FOR THE
REDEVELOPMENT OF AGENCY OLD SACRAMENTO
PARCEL NO.S 113-115, 122-123

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY
OF SACRAMENTO:

Section 1: The Executive Director is authorized to
execute a Disposition and Development Agreement and all other
documents necessary for the implementation of the project with
111 Capitol Mall Associates for the redevelopment of Agency Old
Sacramento parcel No.s 113-115, 122-123 for the reconstruction of
the historic E.P. Figg, Rialto Building, Fashion Saloon, and
Diana Saloon as a mixed use building in conjunction with the
construction of the 111 Capitol Mall Office Building project.

CHAIR

ATTEST:

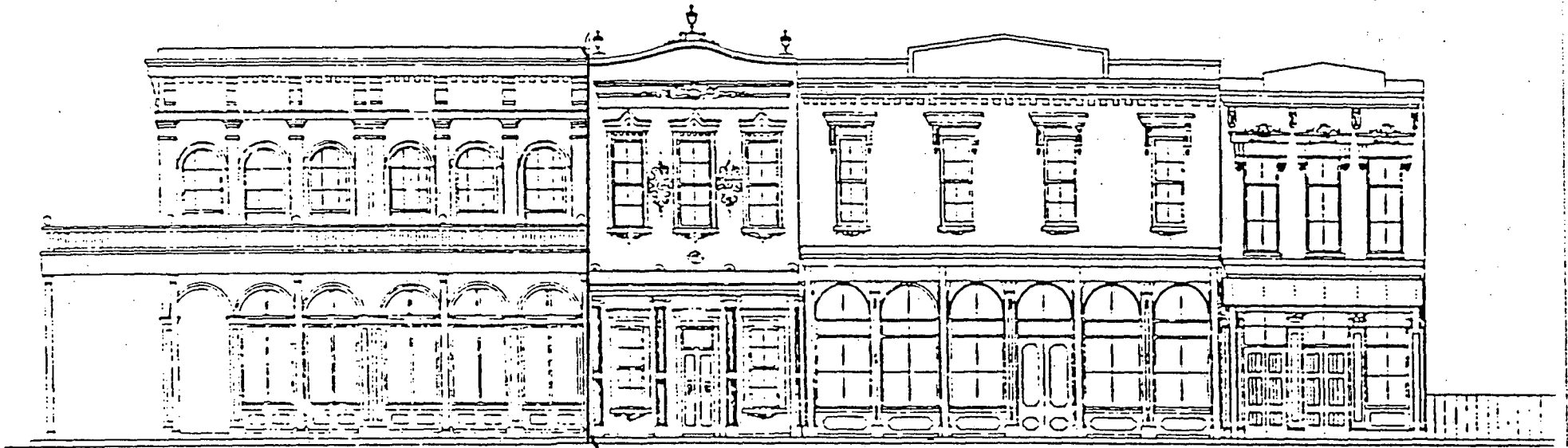
SECRETARY

1100WPP2.475

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____



RIALTO BUILDING

103 290
143 RELOCATION (1895-1890'S)

L St.

FIGG BUILDING

102 290
143 RELOCATION (1892-1870'S)

DIANA SALOON

113 290
146 RELOCATION (1892)

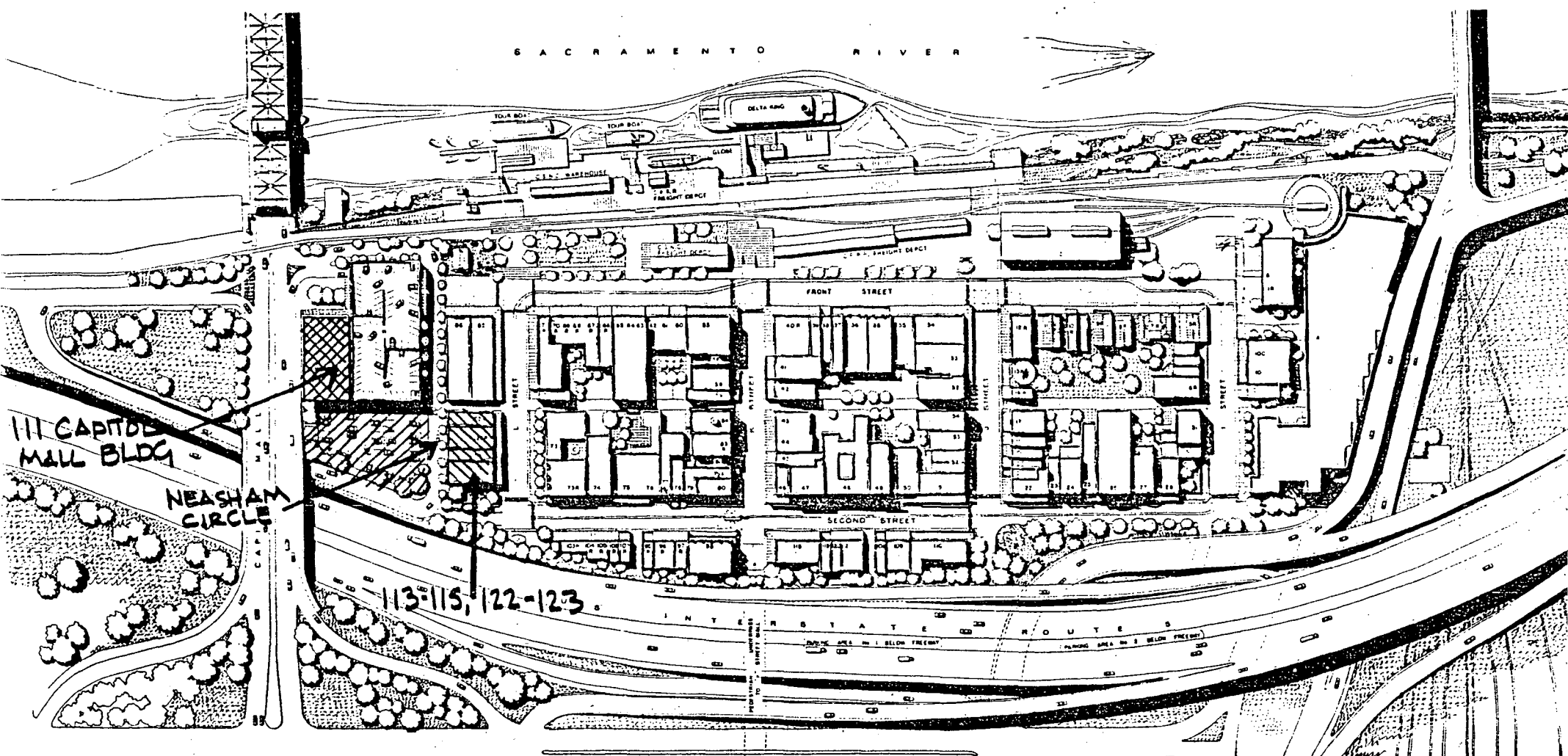
FASHION SALOON

112 290
146 RELOCATION (1899)

OLIVER SAMPSON

1964

SACRAMENTO RIVER



Key to Building Numbers

DIFFER 'X' ON PLAN INDICATES RECONSTRUCTION ALL OTHER BUILDINGS ARE RESTORATION * IN KEY INDICATES BUILDINGS TO BE DEVELOPED BY STATE DEPT OF PARKS AND RECREATION

- | | | | | | | |
|---------------------------|------------------------------------|---------------------------|----------------------------|------------------------------|--------------------------------|----------------------------|
| 1 CITY HALL & WATER WORKS | 18 BARRELL'S SALOON | 34A BOOTH BUILDING | 52 GREGORY BUILDING | 68 STRAUSS & CO | 84 ERBER'S HOTEL | 108 SMITH BUILDING |
| 2 DRILEY SPICE MILL | 20 LONG'S RESTAURANT | 37 LEGGETT ALE HOUSE | 53 PIONEER HALL AND BAKERY | 69 EAGLE MILLS | 85 STANFORD BROTHERS WAREHOUSE | 110 HETWOOD BUILDING |
| 3 | 21 HANE'S BUILDING | 38 UNITED STATES HOTEL | 54 CITY MARKET | 70 ADAMS MCNEIL & CO | 86 CANTRY BUILDING | 112 |
| 4 | 22 SAZARAC BLDG & BLUE WINE SALOON | 39 NEW YORK DRUG STORE | 55 WHISKEY CHEER HOUSE | 71 ADAMS MCNEIL & CO | 87 LITCHER BUILDING | 112 |
| 5 HERBLET-READING & CO | 23 OUR HOUSE SALOON | 40 BOND & DAVIS | 56 AMB, BARRELL & CO | 72 W F BROWN HOTEL | 88 CORNWELL BUILDING | 113 E.P. FIBER |
| 6 F GOUGH | 24 BAKER-HAMILTON BUILDING | 41 HOWARD HOUSE | 57 | 73 CLARENDON HOTEL | 89 FRET BUILDING | 114 |
| 7 PEOPLES MARKET | 25 BARRAN HOTEL | 42 LADY ADAMS BUILDING | 58 NATIONAL HOTEL | 74 PACIFIC STABLES | 90 FRATT BUILDING | 115 MALTO BUILDING |
| 8 HOTEL DE FRANCE | 26 HALL, LINDSAY & CO | 43 HANNE'S BUILDING | 59 WHOLESALE BAKERY | 75 SARGESS BUILDING | 91 DO BIG "A" BUILDING | 116 MORSE BUILDING |
| 9 CITY HOTEL | 27 SCHROTH BUILDING | 44 WHALE BUILDING | 60 STEVENS, CHESLEY & CO | 76 SARGESS BUILDING | 92 ON BIG "A" BUILDING | 117 ST CHARLES STORE |
| 10 T MCDONNELL & CO | 28 POSTER SALOON | 45 UNION HOTEL | 61 HILL, CLARK & CO | 77 SACRAMENTO ENGINE CO NO 3 | 93 | 120 CARPENTER BUILDING |
| 11 EAGLE THEATRE | 31 MECHANIC'S EXCHANGE | 46 BANK EXCHANGE BUILDING | 62 LANSBRO FLOUR MILLS | 78 GODDELL'S CARPENTER SHOP | 94 JESSUP BUILDING | 121 SADDLE ROCK RESTAURANT |
| 12 S TAYLOR BUILDING | 32 VERNON-SHANNAN HOUSE | 47 UNION HOTEL | 63 SACRAMENTO CRACKER CO | 79 RIVETT-FULLER BUILDING | 95 ALDRICH BUILDING | 122A |
| 13 ROUND TENT | 33 BRANNAN BUILDING | 48 OYLEANS HOTEL | 64 SACRAMENTO CRACKER CO | 80 DEMOCRATIC STATE JOURNAL | 108 RODGERS BUILDING | 122 FASHION SALOON |
| 14 BARRETT'S REED STORE | 34 BRANNAN BUILDING | 49 ADAMS EXPRESS BUILDING | 65 SACRAMENTO CRACKER CO | 81 PENDERGAST STORE | 109 DELFUSO BUILDING | 123 DANA SALOON |
| 17 BENNETT'S MARSHIC HALL | 35 SOUTH BUILDING | 50 ARCADE HOTEL | 66 BROOKLYN HOTEL | 82 | 107 STELL, CONNER & CO | |
| 18 SACRAMENTO UNION | 36 SOUTH BUILDING | 51 HASTINGS BUILDING | 67 CLARK & CO | 83 EMPIRE HOUSE | 108 PIONEER TELEGRAPH BUILDING | |



OLD SACRAMENTO

A REGISTERED NATIONAL HISTORIC LANDMARK

- A CALIFORNIA STATE RAILROAD MUSEUM HISTORY BUILDING
- B CITY COUNTY HISTORICAL MUSEUM
- C 1849 ARCADE PASSENGER STATION MUSEUM
- D CENTRAL PACIFIC FREIGHT DEPOT
- E STEAM NAVIGATION BUILDING
- F
- G HISTORIC STREET CAR BARN
- H SOUTH PARKING GARAGE
- I HISTORIC SCHOOL MUSEUM
- J THEODORE JAGAN MONUMENT AND PLAZA
- K PEDESTRIAN UNDERPASS TO DOWNTOWN PLAZA AND 'E' ST MALL
- L SOME CONSTRUCTED PORT EXPRESS MONUMENT AND PLAZA
- M CS&C /CP&R WORKSHOP - WAREHOUSE
- N CS&C /CP&R STEAMBOAT OFFICE



PICTORIAL PLAN

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

INVA ARCHITECTS, INC.