

34



CITY OF SACRAMENTO CALIFORNIA

OFFICE OF THE
CITY MANAGER

January 22, 1981

CITY HALL
915 I STREET - 95814
(916) 449-5704

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Downtown Development Status Report

SUMMARY

The Council has, from time to time, received brief status reports on downtown development projects involving public money or effort. This is another report in that series. The following section sets forth currently pending projects and their current state of completion. No action by the Council is required or requested.

PROJECT OUTLINE

4-5-J-K Block

- Travelers Hotel. Cameron Doyel (Travelers Hotel group) is now 2 months into a 6 month period set by the City Council during which Mr. Doyel is to arrange for a partnership having sufficient financial strength and technical competence to rehabilitate the structure.
- Parcel D-1 - the south 1/2 of the block. Mr. Richard Roti provided several conceptual design schemes which would satisfy the agency's obligation to provide parking in the west end. Copies of Mr. Roti's work have been provided to Downtown Plaza Properties with a request that they produce a development plan for the parcel.
- The north 1/2 of the block excluding the Travelers building must be utilized along with the Travelers parcel and D-1 to harmoniously provide for development and parking on the entire block.

Liberty House Project / 6-7-J-K Block

- Liberty House Store. This project is almost complete. Liberty House is planning to open March 1, 1981. Bid documents are being prepared to complete the reconstruction of the north 1/2 of the K Street Mall which abuts the store. Reconstruction of the Mall involves installation of brick pavers as has been done on the south side of the Mall adjacent to Weinstocks.

Council Clerk

JAN 27 1981

- 660 J Street Building. The office building being constructed behind, and in conjunction with, the Liberty House Store is approximately 70% complete and is now available for leasing.
- Parking Garage K-2. This project underlies the Liberty House Store and the 660 J Street building. It is 98% complete. Only punch list details remain to be finished.

5-6-I-J Block

- This entire block is contracted to Lee Sammis and Company for development of a private office building and appurtenant parking. The Sammis Company reports that working drawings are 50% complete and that start of construction should occur in July or August of this year.
- City and Agency staff are developing draft plans and specifications for the historical and archeological work required by the Cultural Resources Plan.

Southeast Corner, 6th and I Streets

- Plans are under consideration by the City Council. Rede Company plans to start construction in July or August of this year.

Fire Station #2

- Three developers have expressed interest in an arrangement whereby the site would be shared between a private office building and a fire station. All discussions are technical and exploratory at this time.

Old Sacramento Under-Freeway Parking Structure

- Design work, working drawings and bid documents are complete. Construction is scheduled to start about March 1, 1981. This garage will provide parking for the new State Railroad Museum.

3-4-Capitol Mall-N Block

- Capitol Bank of Commerce is the developer on this block. Working drawings and bid documents are being prepared. Construction is scheduled to start in June or July.

12-13-K-L Block

- This is the large hotel project. The physical and financial size of this project have slowed the process considerably. The relationships between the developer, the hotel operator, and the financier have required an inordinate amount of time and effort to arrange and describe. The most immediate tasks include drafting of a Memorandum of Understanding which sets forth the conceptual relationship between the developer, the City, and the Agency; more complete schematic design; and a formal commitment of Urban Development Action Grant funds to the project by the Federal Department of Housing and Urban Development.

RECOMMENDATION

No action is required by the City Council.

Respectfully submitted,


Mac Mailes
Assistant City Manager
for Community Development

For City Council Information:


Walter J. Slips, City Manager

January 27, 1981
District 1