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OFFICE OF THE  
CITY MANAGER

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 101  
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SACRAMENTO, CA  
95814-2684

August 26, 1998

**APPROVED**  
BY THE CITY COUNCIL

SEP 1 1998

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City Council  
Sacramento, California

OFFICE OF THE  
CITY CLERK

Honorable Members in Session:

**SUBJECT:** East End Project

**LOCATION AND COUNCIL DISTRICT:** District One, Three and Four

**RECOMMENDATION**

Ratify the advisory action taken at the August 25, 1998 Council meeting -  
Direction to Staff.

**CONTACT PERSONS:** Kristan Otto, Convention Center Hotel, 264-7948  
Thomas V. Lee, Deputy City Manager, 264-5704  
Jack Crist, Deputy City Manager, 264-5704

**FOR THE COUNCIL MEETING OF:** September 1, 1998

**SUMMARY:** City Council directed staff to continue negotiating with the State of California to achieve the following:

1. **Housing** – Provide the gap financing, estimated to be \$5-6 million, to develop 100 units on the adjacent Block 172 (16<sup>th</sup> & N) and phase development concurrently with the office project (by 2000).
2. **Retail Location** – Design retail frontage to accommodate viable individualized storefront uses along L Street, Capitol Avenue and 16<sup>th</sup> Street (not 17<sup>th</sup> Street) to activate the interior of the project with 'after 5' uses and connect retail activity with adjacent CADA mixed use projects.


3. **Retail Type/Management** – Seek master leases with CADA or state legislation to operate viable retail uses ‘after 5’ including food service and restaurants.
4. **Parking/Traffic Access** – Add parking access off L Street or, if infeasible, develop and fund a traffic calming program to mitigate traffic impacts to the adjacent commercial/residential neighborhood.
5. **Transportation Management Plan** – Prepare TMP that specifies trip reduction measures to project and identifies timing and location of peripheral parking lots to meet parking demand.
6. **Acorn Street Lighting/LRT Pedestrian Path** – Provide acorn style street lighting along 16<sup>th</sup> Street between L Street and 16<sup>th</sup> Street Light Rail Station to provide a pedestrian connection between the project, the proposed CADA mixed use project (16<sup>th</sup> & P) and the 16<sup>th</sup> & R Light Rail station. This is in addition to the already agreed upon lighting that is planned on the streets contiguous to the project.
7. **Joint Use Parking Garage/Auditorium Space** – City and State will enter into an Memorandum of Understanding to provide for joint use of parking garage, meeting rooms and auditorium space for use by state, city and neighborhood residents.
8. **Residential Alley Improvements** – Provide setbacks and residential alley improvements between 15<sup>th</sup> & 17<sup>th</sup> Street north of N Street to provide a sensitive transition between the office and residential blocks.
9. **ULI Recommendations/South of Q Street** – Direct DGS/state agencies to support the ULI recommendations that discourage state office leases south of Q Street on residential sites designated in the R Street Corridor Plan.
10. **Tree Removal** - Work with the Department of General Services to develop feasible alternatives, if any, to save healthy and mature trees in the planning of the new Capitol Avenue and the underground garage.
11. **Design** - Work with the Department of General Services to improve the design, connectivity, and linkages with Capitol Park to the west, housing to the south, Midtown mixed uses to the east, and L Street and the downtown area beyond.
12. **Capitol Park Housing** - Work with the Department of General Services to develop feasible, alternative site plans to incorporate housing or set land aside for future housing fronting on Capitol Park provided that it does not delay the project past the December 1, 1998 deadline or cause it to go back to the State Legislature.

Respectfully Submitted,



Kristan Otto  
Downtown Development Manager

RECOMMENDATION APPROVED:



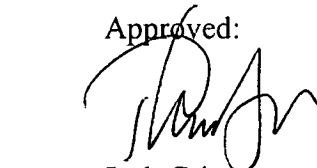
William H. Edgar  
City Manager

Approved:



Thomas V. Lee  
Deputy City Manager

Approved:



Jack Crist  
Deputy City Manager