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DEVELOPMENT SERVICES
DEPARTMENT

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September 17, 2004

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Presentation by the California State Department of General Services (DGS) on the Capitol West Side Projects

LOCATION AND COUNCIL DISTRICT: District 1

RECOMMENDATION: For Council Information Only

CONTACT PERSONS: Micah Runner, Project Manager, 808-5448
Kristan Otto, Economic Development Manager, 808-7948

FOR COUNCIL MEETING OF: September 28, 2004

SUMMARY:

DGS is presenting the Public Outreach Program (Attachment 1) for the Capitol West Side Projects which includes a new office building and the State Central Plant Renovation. The purpose of this presentation is to outline the Public Outreach Program and to receive comments from the City Council and the general public on the proposed program and Power Point presentation (Attachment 2).

BACKGROUND INFORMATION:

The State of California has approved legislation giving DGS the authorization to design and construct 1.4 million gross square feet of new office on Blocks 203 and 204 (bounded by 7th and 8th streets, N and O Streets), and a remote parking facility on R Street between 8th and 9th (Attachment 3).

This project includes the renovation or relocation of the historic Heibron house located on the Northwest Corner of 7th and O Street. EDAW was selected as the CEQA consultant and Dreyfus & Blackford were selected as the Master Architects. DGS has also received authorization to renovate the current State Central Plant located at 625 Q Street. This project envisions an expansion and renovation of the existing plant, and will address the Cease and Desist Order issued by the Central Valley Regional Water Quality Control Board to bring the discharges of heated water into compliance with temperature criteria for the Sacramento River. EDAW was selected as the CEQU consultant and Capital Engineering was selected as the Master Engineer.

Discussions between the DGS and the City of Sacramento (City) have been occurring on these projects for over a year culminating in a presentation by the Mayor to the State's Public Works Board. The issue is the City's involvement in the planning of these two projects and the State of California's sensitivity to our developing downtown and long term plans. Several letters have been attached: the July 6th letter (Attachment 4) from DGS to the State Public Works Board outlines their proposed public outreach plan; the August 10, 2004 letter (Attachment 5) and September 9, 2004 letter (Attachment 6) are the Mayor's and the State Treasurer's response to their proposed plan.

FINANCIAL CONSIDERATIONS: None.

ENVIRONMENTAL CONSIDERATIONS: None.

POLICY CONSIDERATIONS: None.

ESBD CONSIDERATIONS: None.

Respectfully submitted:

APPROVED:

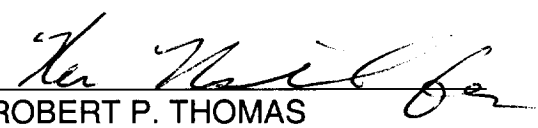


for Kristan Otto
Economic Development Manager



Mike Medema
Interim Development Services Director

RECOMMENDATION APPROVED:



ROBERT P. THOMAS
City Manager

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Department of General Services
Real Estate Services Division
PROJECT MANAGEMENT BRANCH

**OUTLINE OF PUBLIC OUTREACH PROGRAM FOR
THE CAPITOL WEST SIDE PROJECTS
CENTRAL PLANT RENOVATION AND WEST END OFFICE COMPLEX**

Introduction

The Department of General Services is committed to an inclusive public outreach program for the Capitol West Side Projects. Given the importance of both projects to the state and downtown communities, one of the department's overriding project objectives is to provide a process whereby the public can be involved right from the beginning of the respective planning and environmental review processes. The department anticipates maintaining active participation by the community throughout the life of the two projects, including during the construction phase.

Purpose of the Capitol West Side Projects Public Outreach Program

The public outreach program must facilitate communication with and involve a large and diverse group of interested parties while providing a comprehensive, cohesive, and practical outreach effort. From engaging a broad spectrum of interest groups through a variety of outreach methods, to educating the public about the purpose and need for the Capitol West Side Projects, the public outreach program will help reach solutions by facilitating constructive dialogue throughout the planning, environmental review, and implementation phases. The following are the specific goals for the outreach effort:

- Educate and inform the public about the Capitol Area Plan and the purpose and need for the Central Plant Renovation and West End Office Complex projects.
- Engage a diverse group of interested parties and promote informed community feedback throughout the design criteria development, planning, environmental review, and implementation processes.
- Coordinate communication and involvement among agencies, elected officials, and the general public in the planning and environmental review process in accordance with the legislative authorization of the Capitol West Side Projects.
- Employ a variety of outreach methods that make public participation easy and accessible. Hold meetings often and at convenient times and venues.
- Respond to public concerns and provide accurate and up-to-date information.
- Manage the public outreach program in a manner that minimizes cost and provides maximum value to the Department of General Services.

Public Outreach Tools

The public outreach program for the Capitol West Side Projects will utilize a variety of tools to both present information to the public and gather input from interested parties. These tools may include:

- **Public Outreach Launch** – The public outreach program will have an official “Launch” period in Fall 2004 where information on the projects will be distributed through the media and community meetings.
- **Civic Roundtables** – Representatives from various groups with common interests would be brought together in a roundtable format to discuss and provide feedback on the Capitol West Side Projects as a whole, or specific project components or topic areas.

- **Community Workshops** – Presented in an “open house” format, Community Workshops will be used for a variety of purposes, including providing information on the project, reporting on project progress, and soliciting community feedback.
- **Outreach Center** – the State has designated the 1st floor cafeteria space of the Bonderson Building (901 P Street) as an Outreach Center for the project.
- **Community Group Briefings** – Individuals representing the Capitol West Side Projects would attend meetings of interested community groups to provide information on the projects, gather feedback, and report on progress at key milestones.
- **Elected/Appointed Official Briefings** – Similar to Community Group Briefings, project staff would provide information to, and solicit feedback from, elected officials and their staff.
- **Phone-In Info/Comment Line** – A toll-free phone line will be established where individuals can listen to recorded information regarding the Capitol West Side Projects and the public outreach program, leave comments or questions and request information.
- **Project Website** – An official project website is being developed and will be made available during the launch of the public outreach program. This will be another location to learn up to date information regarding the project, leave comments and questions and request information.
- **Newsletters** – Both an e-mail and printed newsletter to interested parties will be produced to track the progress of the outreach and projects.
- **CEQA/Environmental Impact Report (EIR) Process** – DGS, as lead agency, has the responsibility under the California Environmental Quality Act (CEQA) to prepare an EIR for the two Capitol West Side Projects. As a compliment to the other public outreach processes, the department will also use the EIR process to involve the community in scoping the document, on reviewing the draft EIR, and through invitation to attend workshops and other meetings as the EIR process proceeds to certification of a final EIR, and adoption of approved projects.

Schedule of Input/Feedback Opportunities

The following table provides the time periods where each public outreach tool mentioned above is anticipated to be used.

Outreach Tool	Fall '04	Winter '04/'05	Spring '05	Summer '05	Fall '05	Winter 05/'06	Spring '06
“Launch”	X						
Civic Roundtables		X	X	X	X	X	
Community Workshops		X	X	X	X	X	
Community Group Briefings	X	X	X	X	X	X	X
Elected Official Briefings	X	X	X	X	X	X	X
Phone-In Info/Comment Line	X	X	X	X	X	X	X
Project Website	X	X	X	X	X	X	X
Public Information Materials	X	X	X	X	X	X	X
CEQA/EIR Review		NOP			DEIR		FEIR

Capitol West Side Projects
Central Plant Renovation and
West End Office Complex
Public Outreach Program



Prepared for:



Department of General Services
Real Estate Services Division

August 2004



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ATTACHMENT

- A Capitol West Side Projects Location Map
- B Preliminary List of Interested Parties

CAPITOL WEST SIDE PROJECTS CENTRAL PLANT RENOVATION AND WEST END OFFICE COMPLEX PUBLIC OUTREACH PROGRAM

1. INTRODUCTION

The Central Plant Renovation and West End Office Complex projects (collectively referred to here as the Capitol West Side Projects) support the concept of consolidation of state office buildings in the Capitol Area and will be critical components of the Capitol Area Plan. The locations for these projects as well as the area addressed by the Capitol Area Plan are shown in Attachment A. Renovation of the Central Plant is necessary to provide continued reliable and efficient heating and cooling to 23 existing state-owned buildings in the Capitol Area and to bring the water discharged from the Central Plant to the Sacramento River into compliance with regulatory requirements. The West End Office Complex would provide 1.4 million square feet of office space, expanding the state office campus in the Capitol Area, allowing for consolidation of state employees in downtown Sacramento, and promoting maximum utilization of existing transit services through the project's location adjacent to the existing O Street Regional Transit station. The Central Plant renovation would also be sized to provide heating and cooling to the West End Office Complex.

Given the state's fiscal uncertainties, it is unclear when or if implementation of the West End Office Complex will occur. However, the Department of General Services (DGS) is committed to an inclusive public outreach program for the Capitol West Side Projects through the California Environmental Quality Act (CEQA) process at a minimum. With the importance of both projects to the state and downtown communities, one of the department's overriding objectives is to provide a process whereby the public can be involved right from the beginning of the respective planning and environmental review processes. The DGS anticipates maintaining active participation by the community throughout the life of the two projects, including during the construction phase.

This program will be integrated with the public review process required by the CEQA as part of the preparation of an Environmental Impact Report (EIR). A single EIR is being prepared for both the Central Plant Renovation and West End Office Complex projects because both actions are in close proximity, are interrelated, and a single EIR allows for a more holistic evaluation of cumulative effects. Integrating the EIR public involvement process with the broader public outreach program also promotes a more comprehensive forum for public outreach.

2. LEGISLATIVE PARAMETERS

The Central Plant Renovation Project is authorized by Chapter 157, Statutes of 2003 (the "Budget Act of 2003") in Item 1760-301-0660(1). The West End Office Complex is authorized by Government Code section 8169.6 (Chapter 672, Statutes of 2001). These implementing authorizations and associated bond funding requirements provide parameters within which each project must remain as administered by the State Public Works Board. However, there will be flexibility available in the design parameters of each project within the authority of the legislation.

Central Plant Renovation

The Budget Act of 2003 authorizes renovation and modernization of the Central Plant so that it may continue to successfully serve the state's downtown office campus. The Central Plant is a key state asset that provides chilled water (for cooling) and steam (for heating) to 23 existing state-owned buildings in the Capitol Area. The renovation project would be sized to provide heating and cooling for the West End Office Complex, and will address the Cease and Desist Order issued by the Central Valley Regional Water Quality Control Board to bring discharges of heated water into compliance with temperature criteria for the Sacramento River.

West End Office Complex

Government Code section 8169.6 authorizes the design and construction of the West End Office Complex and associated underground parking on Blocks 203 and 204 (bounded by 7th and 8th Streets and N and P Streets) and a parking facility on the south half of the Block 266 (bounded by 8th and 9th Streets and Q and R Streets). The authorization provides for 1.4 million square feet of office space, including underground parking (approximately 640 spaces); off-site parking for 800 cars; and renovation/relocation of the historic Heilbron Mansion, currently on the northwest corner of Block 204. The project may provide an opportunity for ground level retail, which would serve both state occupants and the surrounding residential community, consistent with security concerns and various requirements such as the state's Department of Rehabilitation Business Enterprise Program.

There are many areas where public input will be sought to guide project implementation, and the public outreach program will focus on these topics, including:

- Building massing, orientation, and character
- Mechanisms to address the Heilbron Mansion
- Art in public places
- Integration with the surrounding neighborhood
- Integration with, and support of, existing transit, including service at the O Street Regional Transit Station
- Potential retail opportunities

3. PURPOSE OF THE CAPITOL WEST SIDE PROJECTS PUBLIC OUTREACH PROGRAM

The public outreach program must facilitate communication with and involve a large and diverse group of interested parties while providing a comprehensive, cohesive, and practical outreach effort. From engaging a broad spectrum of interest groups through a variety of outreach methods, to educating the public about the purpose and need for the Capitol West Side Projects, the public outreach program will help reach solutions by facilitating constructive dialogue throughout the planning, environmental review, and implementation phases. The following are the specific goals for the outreach effort:

- Educate and inform the public about the Capitol Area Plan and the purpose and need for the Central Plant Renovation and West End Office Complex projects.

- Engage a diverse group of interested parties and promote informed community feedback throughout the design criteria development, planning, environmental review, and implementation processes.
- Coordinate communication and involvement among agencies, elected officials, and the general public in the planning and environmental review process in accordance with the legislative authorization of the Capitol West Side Projects.
- Employ a variety of outreach methods that make public participation easy and accessible. Hold meetings often and at convenient times and venues.
- Respond to public concerns and provide accurate and up-to-date information.
- Manage the public outreach program in a manner that minimizes cost and provides maximum value to the DGS.

Under the direction and guidance of the DGS, Real Estate Services Division, EDAW and Consensus Planning Group will take the lead role in coordination of all public outreach activities and preparation of outreach materials for the Capitol West Side Projects. The master architect/engineer teams for the Central Plant Renovation and West End Office Complex projects will provide urban planning analysis, building character and criteria guidelines, analysis of alternatives, massing, site requirements, and support to the public outreach effort.

4. A COMPREHENSIVE AND INCLUSIVE OUTREACH PROGRAM

To ensure that the public outreach program reaches the highest number of people, the creation and maintenance of a database of interested parties is an integral part of this effort. The information from the database will be used to conduct both general and targeted outreach, to distribute updates and public meeting information, as well as to elicit feedback throughout the design criteria development, planning, environmental review, and implementation phases.

Continuously updated, the database will include various public agencies; business groups; community groups and other organizations; elected officials; the media; regulatory agencies; and individuals and residents with a vested interest in creating a successful downtown community. A preliminary list of interested parties has been developed that identifies a number of groups and individuals that will be engaged throughout the planning process. A representative sample of this list is included in this package as Attachment B.

5. EXTENSIVE OPPORTUNITIES FOR PUBLIC INVOLVEMENT

The public outreach program will utilize a variety of outreach tools to accomplish the previously stated goals. Flexibility in the outreach methods employed as well as use of creative communication techniques will enable the outreach program to reach people who may be otherwise unavailable to participate through traditional means of outreach. The following outreach tools are anticipated to be included in the program.

Civic Roundtables

Civic Roundtables bring groups together with common interests to examine and discuss issues surrounding the roundtable topic, which may consist of the Capitol West Side Projects as a whole, the Central Plant Renovation, the West End Office Complex, or specific project features. Various groups may be represented in roundtable discussions such as:

- Homeowner/Neighborhood Associations
- Local Government (city and county)
- Historical Preservationists
- Community Development Agencies
- Old Sacramento and Downtown Business Associations/Interests
- Environmental Organizations
- Transportation and Planning Agencies and Organizations
- Accessibility Advocates
- Design Review Interests
- The Arts Community

Community Workshops

Community workshops can be used for a variety of purposes, such as introducing the objectives of the Capitol West Side Projects, reporting on their progress, and soliciting community feedback at milestones. An open house format is suggested for each workshop for the following reasons:

- Open house formats allow Capitol West Side Projects team members to provide detailed and accurate information to the public and respond to issues, concerns and comments immediately.
- The public is free to arrive any time within the stated workshop/open house event schedule.
- The room is organized around specific issues and topic areas, with a station for each issue/topic area staffed by experts on the team.
- The public circulates among the stations and is able to ask questions and state concerns in a focused, face-to-face format.
- Comment sheets are also available for the public to put their opinions in writing.
- Accommodations for special needs (i.e., translators, disabled access) will be provided.
- Workshops will be held at the end of the day so the public may attend after their work day.

Community Group Briefings

Community Group Briefings are anticipated to be held with various organizations, including those representing residential, commercial, and historical preservation interests, to convey the Capitol West Side Projects' objectives, gather feedback, and provide updates on progress of the projects at key milestones. At the conclusion of each briefing detailed notes and a summary will be prepared to capture feedback, questions, and define important issues.

Briefings of Elected and Appointed Officials

Maintaining contact with state, county, and city officials and keeping these individuals informed is an essential component of the outreach program. The elected officials understand the values of their constituencies, and will provide valuable information on ways to best communicate with them. They may also provide additional contact information for local groups and organizations to be included in outreach efforts. The feedback from the elected officials and their staff members will, therefore, play an important role in the effectiveness of the outreach program. All restrictions regarding communicating with elected officials, required through applicable open meeting laws, will be followed.

Comment Line/Voicemail

To ensure that all members of the public have access to information on the Capitol West Side Projects and the opportunity to provide comments, a toll-free comment line/voicemail system will be established. The comment line will provide information regarding the status of the projects, and allow callers to request information on the projects, submit comments, and leave their contact information to be included in the database.

The comment line will be monitored and updated throughout planning and implementation of the Capitol West Side Projects and all public information materials will have the comment line number listed. Calls will be documented into a phone log and any contact information provided will be included in the master database of interested parties. Callers will receive a response, if requested, within 72-hours by an outreach program staff member.

Interactive Website

An official website is being developed to maximize participation from all parties interested in the Capitol West Side Projects. Pages on the initial website will include descriptions of the projects, their goals, news and events, a comments page, and information on how to become involved. Materials such as a map, calendar of events, news articles, and press releases will be posted. Photos of the area, fact sheets, related projects, and links to other resources will also be provided. Some information on the website may also be available in Spanish or other languages prevalent in the community.

The website will serve as a means of communication, and will be monitored and updated frequently throughout the projects to ensure that all of the information listed is current and accurate. The website address will be on all materials related to the projects. A comments page will be available for people to ask questions or provide feedback. Outreach program staff will respond to all requests within one week of receipt. Questionnaires and comment sheets may also be incorporated as the projects move forward. Over time the website will be a location for the state to publish frequently asked questions and their answers, documents, plans, design renderings, and alternatives, and to identify public feedback that has been incorporated into the proposed projects.

Public Information Materials

A variety of public information materials will be developed and disseminated throughout the planning and implementation processes. These materials will explain the Capitol West Side Projects in non-technical language, provide facts and information related to the projects, and outline event and meeting information and opportunities for involvement. Public information

materials will be available at meetings and events and on the website. All public information materials can be made available in Spanish and/or other languages.

Overview Kit – An Overview Kit will be produced to introduce people to the Capitol West Side Projects and the public outreach program. The kit will include a press release, initial fact sheets, historical information, outreach process schedule, and contact information for outreach program staff and other key staff.

Information Card – The information card is a simple, brief tool to inform community members about the Capitol West Side Projects and how they can learn more. The card will include a brief description of the projects and website and comment line information. The card will be distributed at community group presentations and other public outreach events.

Fact Sheets – Fact sheets will be developed to provide public-friendly information to disseminate during outreach activities. Each fact sheet will include the title, logo, and slogan for the Capitol West Side Projects, the Central Plant Renovation project and/or the West End Office Complex project, in addition to the website address and comment line number to ensure consistency. Illustrations, photos, and timelines may be incorporated as well. Fact sheets will be prepared on topics such as:

- Location of the Capitol West Side Projects
- The West End Office Complex
- The Central Plant Operations and Purpose
- Transportation Options
- Alternatives to the Capitol West Side Projects
- The Capitol Area Plan
- Heilbron Mansion Renovation/Relocation Options

Newsletters – The public outreach program will include newsletters to update the community and encourage involvement in the public outreach program. The newsletters will report on feedback from the community and progress of the projects and will be distributed in both hardcopy and electronic format. Electronic versions of newsletters will be sent to the editors of community newsletters, business organizations, and the city of Sacramento and will be designed as quick-read informational pieces that can be included in community newsletters; read, distributed, and posted at community meetings; or forwarded via e-mail to community organization members. In addition, a monthly advertisement updating the community on the planning process can be placed in local and community based newspapers and websites (such as the Sacramento News and Review, The Sacramento Bee, and InMyCommunity.com) based on their submission guidelines.

6. PUBLIC OUTREACH PROGRAM LAUNCH

In order to establish recognition of the Capitol West Side Projects among community members, an official launch of the public outreach program will be conducted in October 2004. The launch will target key interested parties including elected officials, community groups, and local media outlets to engage and involve them at the beginning of the outreach process. During the launch period outreach program staff will disseminate information about the Capitol West Side Projects utilizing a variety of community-based resources, tools and materials such as a press release

distributed to local media and community groups to announce the formal launch of the public outreach program, an initial fact sheet that will include the history, authority, and description of the Capitol West Side Projects, a handout summarizing the public outreach program, and an information card providing a brief description of the projects and the website and comment line information.

First Briefings of Elected and Appointed Officials

Conducted shortly before the public outreach program launch, these briefings are designed to introduce the goals and activities of the Capitol West Side Projects to state, county, and city elected officials throughout the downtown area.

First Community Presentations

A community notice regarding the public outreach program launch will also be sent to the community groups and community member database. A public outreach program staff member will make follow up calls to the contacts at the community groups and offer a special presentation to their group on the public outreach process.

During the approximately one-month launch period, team members will also go out to the community and offer presentations to groups interested in the projects and the process. The presentations will be made at the convenience of the community groups at their regular meeting times. The presentation will include the fact sheet and other outreach materials.

Community Based Media Launch

Local media will be a helpful tool in disseminating information to the community. Prior to the launch, local media outlets will be identified and a database will be created with appropriate contact information (e-mail address, direct phone, fax, mailing address). The outreach program staff will also gather information about submission deadlines, and for print media, guidelines for written submissions. At the launch, a community notice announcing the public outreach plan will be sent to the local media contacts with a follow up call to establish relationships with the contact. Local media identified will include regional television and radio stations, and regional and community printed media.

7. THE STATE IS A PARTNER IN THE DEVELOPMENT OF DOWNTOWN SACRAMENTO

The state, as a landowner, tenant, employer, and member of the downtown Sacramento community, is one among many participating in the development and enhancement of the downtown area. As a partner in the downtown area, the state has and will continue to coordinate closely with the city regarding implementation of the Capitol Area Plan and development of the Central Plant Renovation and West End Office Complex projects.

The Capitol Area Committee (CAC) is a group comprised of nine appointed members from the state, county of Sacramento, and city of Sacramento that by statute (Government Code section 8164.1–8164.3) makes recommendations to the Director of General Services regarding planning, development, and construction related to the Capitol Area Plan. The CAC is envisioned as the primary advisory group for the Capitol West Side Projects and their conformance with the vision of the Capitol Area Plan.

The Capitol Area Development Authority (CADA), in their role as master developer for housing in the Capitol Area, continues to develop housing identified in the current Capitol Area Plan, and would develop any new housing sites identified in future legislation/funding.

8. PROCESS AND SCHEDULE

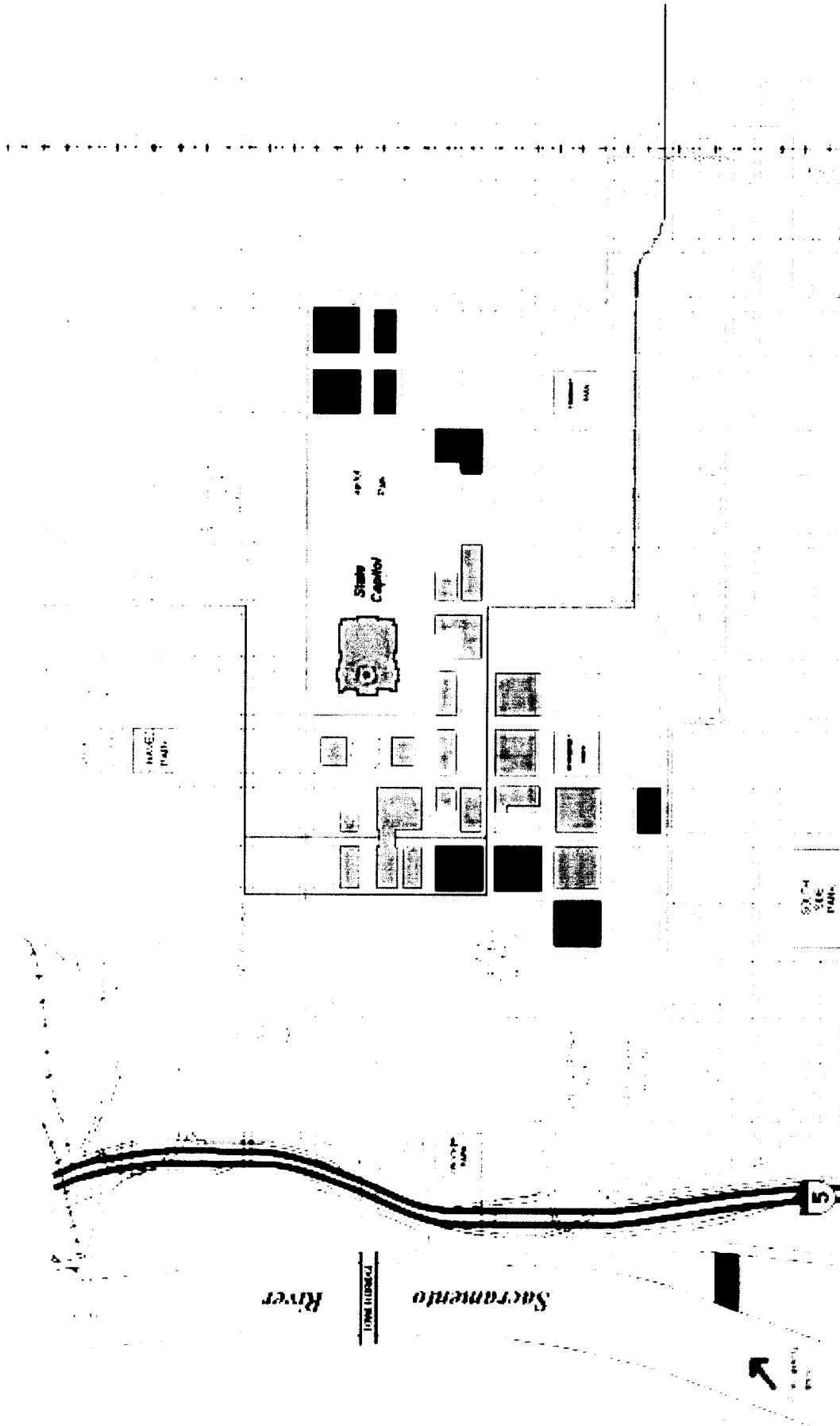
The following schedule matrix describes milestones and ongoing tasks related to both the public outreach program and the CEQA environmental review process. Because the EIR process has its own public involvement component as required by CEQA, it has been integrated with the public outreach program to enhance the effectiveness and efficiency of both efforts. Public outreach will continue through the final design and construction phases of the Capitol West Side Projects, providing notification of progress of the projects, opportunities for public involvement, and monitoring of the projects' activities.

Given the state's fiscal uncertainties, it is unclear when or if implementation of the West End Office Complex will occur. In the event the West End Office Complex does proceed, public outreach will continue, as described, through the final design and construction phases. Implementation of the outreach program is anticipated to be a dynamic process; therefore the process and schedule outlined below may be modified as needed to best respond to demands of the Capitol West Side Projects.

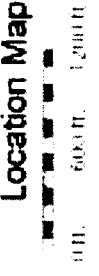
Outreach Tool	Fall '04	Winter '04/'05	Spring '05	Summer '05	Fall '05	Winter 05/'06	Spring '06
"Launch"	X						
Civic Roundtables		X	X	X	X	X	
Community Workshops	X	X	X	X	X	X	
Community Group Briefings	X	X	X	X	X	X	X
Elected Official Briefings	X	X	X	X	X	X	X
Phone-In Info/Comment Line	X	X	X	X	X	X	X
Website	X	X	X	X	X	X	X
Public Information Materials	X	X	X	X	X	X	X
CEQA/EIR Review		NOP			DEIR		FEIR



ATTACHMENT A

**CAPITOL WEST SIDE PROJECTS
LOCATION MAP**



Location Map



-  West End Building Complex
-  West End Parking Garage
-  Central Plant Renovation
-  State Office Buildings served by Central Plant
-  Capitol Area Boundary
-  Light Rail
-  Residential
-  East End Building Complex

ATTACHMENT B

PRELIMINARY LIST OF INTERESTED PARTIES

**CAPITOL WEST SIDE PROJECTS — PRELIMINARY LIST OF INTERESTED PARTIES
AUGUST 2004**

Category	Organization
Agencies	Capitol Area Development Authority (CADA)
	City of Sacramento
	City of Sacramento Department of Public Works
	City of Sacramento Design Review and Preservation Board
	City of Sacramento Development Oversight Commission
	City of Sacramento Economic Development Department
	City of Sacramento Planning and Building Department
	City of Sacramento Planning Commission
	City of West Sacramento Community Development Department
	Neighborhood Services Area One
	Sacramento Area Council of Governments (SACOG)
	Sacramento County Planning and Community Development Department
	Sacramento Housing and Redevelopment Agency
	Sacramento Housing and Redevelopment Commission
	Sacramento Regional Transit District
	West Sacramento Economic Development Advisory Commission
	West Sacramento Redevelopment Agency
Business	American Institute of Architects-Central Valley Chapter
	Downtown Sacramento Partnership
	Midtown Business Association
	Sacramento Area Commerce & Trade Organization (SACTO)
	Sacramento Asian-Pacific Chamber of Commerce
	Sacramento Black Chamber of Commerce
	Sacramento Convention & Visitors Bureau
	Sacramento Hispanic Chamber of Commerce
	Sacramento Metro Chamber
	Sacramento Metro Chamber Board
	Sacramento Metro Chamber Board of Directors

**CAPITOL WEST SIDE PROJECTS — PRELIMINARY LIST OF INTERESTED PARTIES
AUGUST 2004**

Category	Organization
Community Groups	Sacramento Transportation Management Association
	Waterfront Area Visitor & Entertainment Services
	West Sacramento Chamber of Commerce
	Area 1 Neighborhood Advisory Group (NAG)
	Arts & Business Council of Sacramento
	Capitol Area R Street Association (CARSA)
	Fremont Park Neighborhood Association
	Mansion Flats Neighborhood Association
	Marshall School Neighborhood Association
	New Era Park Neighborhood Association
	Sacramento Area Bicycle Advocates (SABA)
	Sacramento Old City Association
	Save Our Rail Depot Coalition
	Society of St. Vincent de Paul-District Council Sacramento
	Somerset Parkside Homeowners Association
	Southside Park Neighborhood Association
	Stanford Park Homeowners Association
	Sutter Place Homeowners Association
	Walk Sacramento
	Washington Park Neighborhood Improvement Group
Winn Park Capitol Avenue Neighborhood Association	
Land Park Community Association	
City of Sacramento	
City of West Sacramento	
Sacramento City Council	
Sacramento County Board of Supervisors-District 1	
State of California-Assembly-9th District	
State of California-Senate District 06	
West Sacramento City Council	
Yolo County Board of Supervisors-District 1	
Elected Officials	

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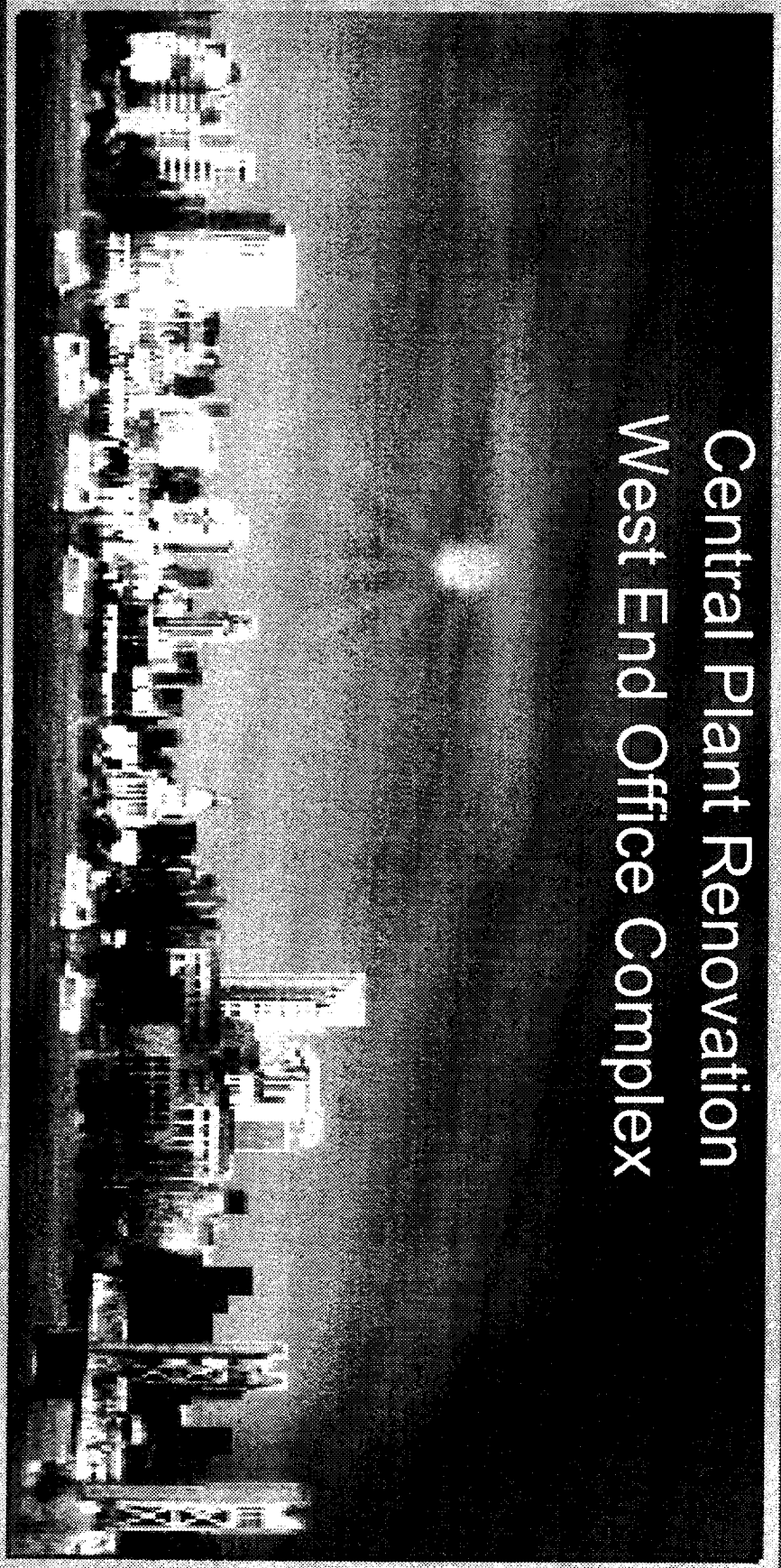
**CAPITOL WEST SIDE PROJECTS — PRELIMINARY LIST OF INTERESTED PARTIES
AUGUST 2004**

Category	Organization
Environmental Groups	Environmental Council of Sacramento
Media	CADA Keynote
	Comstock's Business Magazines
	InMyCommunity.com
	Inside Publications
	Sacramento Business Journal
	Sacramento Magazines Corporation
	Sacramento Metro Chamber
	SacramentoMidtown.com
	The Sacramento Bee
	The Sacramento News & Review
	West Sacramento Press
Regulatory Agencies	State Office of Historic Preservation (OHP)
	Regional Transit (RT)
	Sacramento Area Flood Control Agency (SAFCA)
	Regional Water Quality Control Board (RWQCB)
	Sacramento Metropolitan Air Quality Management District (SMAQMD)
	California Department of Transportation (Caltrans)
	California Department of Fish and Game (DFG)
	Department of Toxic Substances Control (DTSC)
	Reclamation Board
	U.S. Army Corps of Engineers (USACE)
	National Oceanic and Atmospheric Administration – Fisheries (NOAA Fisheries)
	U.S. Fish and Wildlife Service (USFWS)
Utilities	Sacramento Municipal Utilities District (SMUD)
	Pacific Gas and Electric Company (PG&E)
	Pacific Bell / SBC

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THE CAPITOL WEST SIDE PROJECTS

Central Plant Renovation
West End Office Complex



Capitol West Side Projects



- Office Buildings
- Central Plant
- Parking Garage

Public Outreach Goals

- Comprehensive Public Review Process
- Promote constructive dialogue & consensus among stakeholders
- Educate public about the purpose and the need for the projects
- Employ a variety of outreach methods

Tools

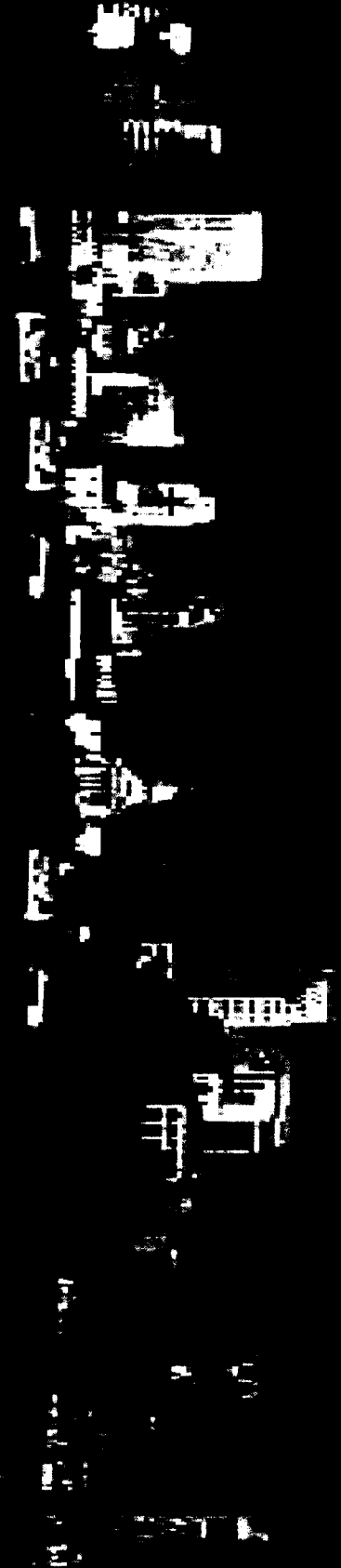
- Outreach Center
- Public Outreach Launch
- Civic Roundtables
- Community Workshops
- Community Group Briefing
- Elected Officials Briefing
- Phone-in Info / Comment Line
- Newsletters
- CEQA / EIR Review and Comment Process
- Project Website
www.westsideprojects.com



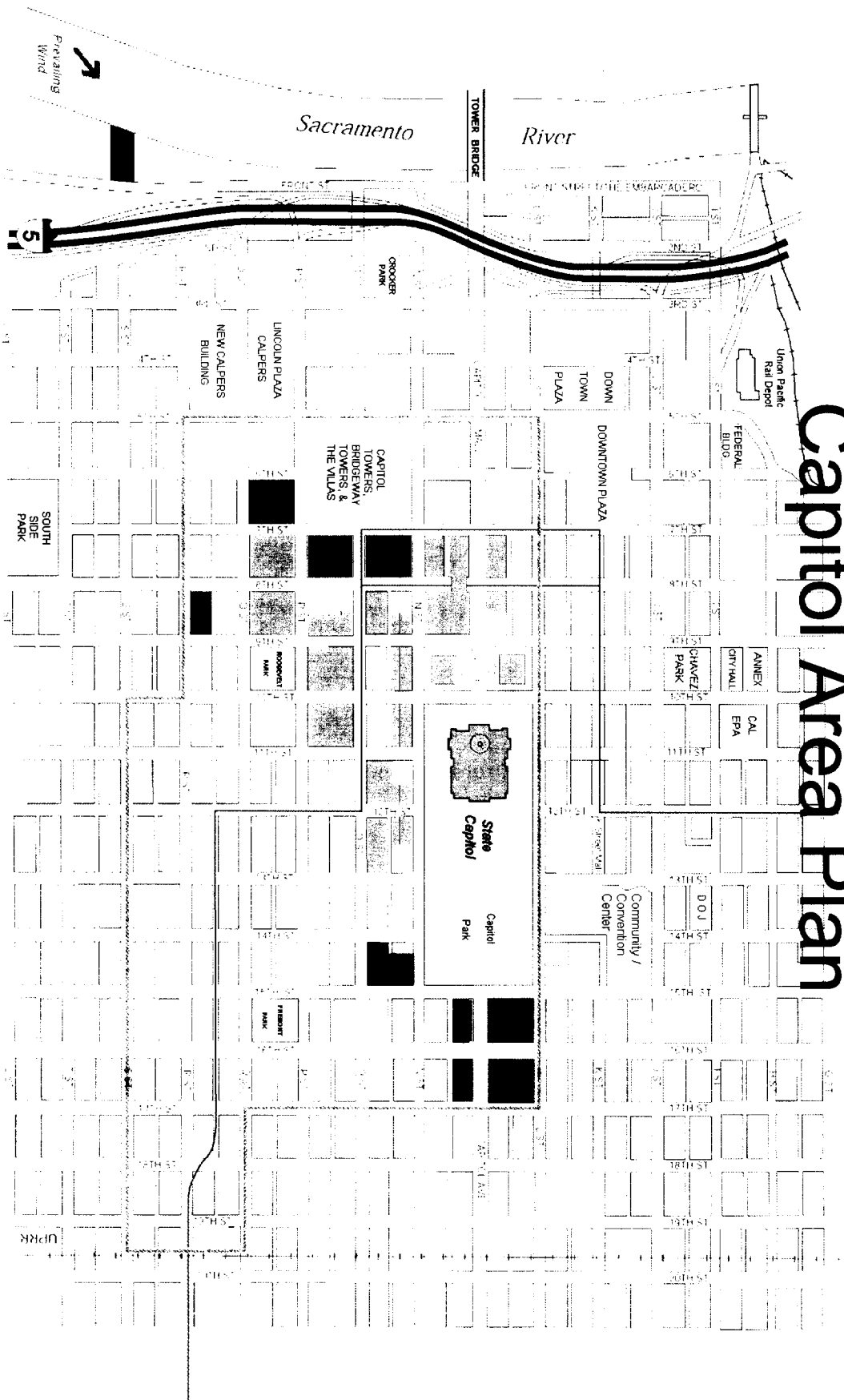
Outreach Center
Bonderson Building
901 P Street

THE CAPITOL WEST SIDE PROJECTS

Central Plant Renovation
West End Office Complex



Capitol Area Plan



- West End Building Complex
- West End Parking Garage
- Central Plant Renovation
- State Office Buildings served by Central Plant
- Capitol Area Boundary
- Light Rail
- Residential
- East End Build Complex



Capitol West Side Projects



Public Outreach Goals

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Outreach Center
Bonderson Building
901 P Street



Department of General Services
Real Estate Services Division
Project Management Branch

CAPITOL WEST SIDE PROJECTS FACT SHEET

Central Plant Renovation

The project was authorized by Chapter 157, Statutes of 2003 (the "Budget Act of 2003") in Item 1760-301-0660(1).

The current Central Plant is located at 625 Q Street. Commissioned in 1968, it currently supplies 23 state-owned buildings with chilled water and steam. The project envisions an expansion and renovation of the plant, and will address the Cease and Desist Order issued by the Central Valley Regional Water Quality Control Board to bring discharges of heated water into compliance with temperature criteria for the Sacramento River.

Status:

- California Environmental Quality Act consultant has been selected: EDAW, a Sacramento business
- Initial CEQA process launched (jointly with the West End Office Complex project)
- Master Engineer has been selected: Capital Engineering, a Sacramento business, with Lionakis Beaumont Design Group as a sub-consultant for architectural issues.

West End Office Complex

The Project was authorized by Government Code section 8169.6 (Chapter 672, Statutes of 2001), authored by Senator Ortiz.

Government Codes section 8169.6 authorizes the design and construction of a new State Office Complex and associated parking on Blocks 203 and 204 (bounded by 7th and 8th Streets; N and O Streets), and a remote parking facility on the south half of Block 206 (bounded by 8th and 9th Streets; Q and R Streets). The authorization provides for 1.4 million gross square feet of space; renovation and possible relocation of the Heilbron house, currently on the Northwest corner of Block 204; and provision to upgrade the state Central Plant to provide chilled water and steam for this complex.

Features:

- Consistent with the goals of the Capitol Area Plan. Advances the consolidation priorities of the Sacramento Regional Facilities Plan and recommendations of the Urban Land Institute.
- Expands the state office campus in the Capitol Area, and provides an opportunity to construct a significant building complex which will advance the State's commitment to the Excellence in Public Building (EIPB) Program.
- Maximizes utilization of existing transit service, and provides an opportunity to enhance the existing light rail station and adjacent bus stops into an inter-modal hub.
- Renovation of the historic Heilbron house.
- Supports the city's downtown development goals, by concentrating significant numbers of State employees in the west end of the Capitol Area.
- Does not displace any existing housing.
- Provides an opportunity for ground level retail and services for use by State occupants and the surrounding community.

Status:

- California Environmental Quality Act consultant has been selected: EDAW, a Sacramento business
- Initial CEQA process launched (jointly with the Central Plant Renovation Project)

- Master Architect has been selected: Dreyfus & Blackford, a Sacramento business, with Sasaki Associates as a sub-consultant for urban planning.



State of California • Arnold Schwarzenegger, Governor
State and Consumer Services Agency

DEPARTMENT OF GENERAL SERVICES
Executive Office

July 6, 2004

State Public Works Board
915 L Street, Ninth Floor
Sacramento, CA 95814-3706

At the March 15, 2004, State Public Works Board (Board) meeting, State Treasurer Philip Angelides requested the Department of General Services (DGS) report back to the Board in 120 days on the status of the public engagement process for the Central Plant and Capitol West End Complex projects. In accordance with this request, the following report addresses the status of the DGS' efforts to secure architectural/engineering and environmental services consultants to assist in the design of the two projects, and to conduct the public engagement process.

The priority task of the DGS was to solicit and select an environmental services consultant for the combined Central Plant and West End Complex projects as required by the California Environmental Quality Act (CEQA). The DGS completed selection of a local environmental services firm, EDAW, on May 17, 2004. This firm will be responsible for undertaking a broad range of environmental reporting, public engagement, and permitting for the two projects, including a joint environmental impact report (EIR). Based on the composition of the EDAW team and its many sub-consultants, this firm is well qualified to assist with the public outreach process, and to provide a professionally-objective and quality-based environmental document for the two projects.

Since selection of EDAW, the DGS staff has begun development of the scope of the necessary environmental studies for the EIR, and the formation of the proposed public outreach plan for the Central Plant/West End Complex projects. At this time the DGS anticipates the plan will consist of several activities geared toward educating and engaging the public throughout the architectural master planning and environmental review processes. Elements of the public outreach program will include:

1. **Stakeholders.** The project team will develop a comprehensive database of community leaders, neighbors, community associations, and other stakeholders that will be used to inform stakeholders about opportunities for public involvement throughout the project. An extensive list has already been assembled; the project team is working to expand this list through consultation with the City of Sacramento and others.
2. **Roundtables, Tours, and Meetings.** The project team is planning to hold a series of roundtables, site tours, and meetings with stakeholder groups and affected government departments and agencies. These meetings will be informational in terms of providing an opportunity to discuss the scope and objective of the currently authorized projects, and to begin the process of soliciting community comments, ideas, and

alternative solutions. This process will continue throughout preparation and certification of the combined projects' EIR.

3. Interactive Website. EDAW has extensive experience in the use of interactive websites to facilitate public involvement. The firm will develop and maintain an Interactive Project Website that allows interested parties to obtain project information, review a calendar of events, access project reports and analysis, and directly submit comments to the lead agency (DGS).

4. Use of Multilingual Public Information Materials. The project team anticipates its public informational materials to be in simple, non-technical language that will be easily understood by the general public. The environmental consultant has the qualifications to translate these materials into a wide range of non-English languages or communication impaired formats.

5. Elected Official Briefings. The project team plans to ensure that local elected officials are kept well informed of the projects' public outreach process, environmental documents, and be given opportunities to provide valuable feedback. The team, including the environmental and master architectural/engineering consultants, will assist in this effort.

6. Key Opinion Leader Meetings. The project team plans to use a series of focused meetings with key community leaders to ensure that views and concerns of these respective leaders and their constituents are clearly delineated to the DGS and its consultants.

7. Project Workshops-Open House Meetings. As with other recent community planning efforts, the project team intends to use project workshops as a means of providing large groups of stakeholders with project information. These meetings will also provide opportunities for feedback, while allowing for one-on-one interaction with the project team. EDAW has extensive experience in conducting successful workshop-open house meetings.

Request for Qualification proposals for the master architectural/engineering consultant responsible for the West End Complex were received on June 23, 2004. Interviews for these consultants are expected to occur in late-July 2004. It is anticipated that this team will also have a public outreach consultant as part of their team.

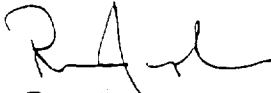
A separate master architectural/engineering consultant was selected on May 25, 2004, to design the Central Plant project. This team is working closely with the environmental consultants to develop CEQA and public outreach informational documents.

The DGS has met with the City of Sacramento and has invited them to actively participate in the design and outreach components for each project. City staff are now attending meetings regarding the CEQA/Public Outreach process and project design criteria.

It is currently anticipated that the DGS, working with our consultants and the City of Sacramento, will complete the Public Outreach Plan by September 2004. The DGS respectfully requests that the Board grant the DGS an extension to present this plan as an informational item at the Board meeting on September 10, 2004.

Should the Board require further information, please feel free to contact the project executive, John Golemon, Capital Outlay Project Manager, Project Management Branch, Real Estate Services Division, Department of General Services at (916) 376-1634.

Sincerely,



Ron Joseph
Director

RJ/JG:kw

cc: Senator Deborah Ortiz
Assembly Member Darrell Steinberg
Karen Finn, Administrative Secretary, State Public Works Board
Richard Costigan, Legislative-Secretary, Governor's Office
Happy Chastain, Deputy Secretary-Legislation, State and Consumer Services
Agency
John Brooks, Acting Deputy Director, Real Estate Services Division, Department of
General Services
Rick Rusk, Acting Chief, Project Management Branch, Real Estate Services
Division, Department of General Services
Kristen Otto, Economic Development, City of Sacramento



PHILIP ANGELIDES
Treasurer
State of California

August 10, 2004

Mr. Fred Aguiar, Secretary
State and Consumer Services Agency
915 Capitol Mall, Suite 200
Sacramento, CA 95814

Mr. Ron Joseph, Director
Department of General Services
707 Third Street
West Sacramento, CA 95605

Dear Mr. Aguiar and Mr. Joseph:

We are writing this letter to present our comments to the letter of July 6, 2004 from the Department of General Services (DGS) to the State Public Works Board (Board), in which DGS updated the Board on the public engagement process for the Central Plant and Capital West End projects. In both our official capacities and as residents of Sacramento, we have a strong interest in ensuring the projects are developed in a manner that cost-effectively meets the State's needs, provides the State with assets of long-term value, and creates a vibrant addition to the urban core of Sacramento.

Scope of the Environmental Impact Report

It is our understanding that DGS is moving forward with a joint environmental impact report (EIR) for the Central Plant and Capital West End project, and respect that decision given the regulatory issues with the Central plant and the inter-relationship of the two projects. We also understand that DGS has no immediate plans to move forward with the Capital West End component of the project pending your assessment of the State's need for new office space.

Given your decision to move forward with a joint EIR that is also intended to be a project level review of both the Central Plant and West End projects, we are concerned that the scope of the EIR not be too narrowly crafted and, therefore, unintentionally limit the State's flexibility to develop a high quality, urban mixed-use project at the West End site. The scope must be broad enough and flexible enough to allow the development of an urban mixed use project, containing a range of uses including office, retail and housing, as appropriate for the site.

Page 2

Outreach Plan

We are pleased to see that you anticipate holding a series of meetings with the public and the leadership of the community. To ensure that these meetings are well attended, it is critical that all interested parties receive ample and well-publicized notice of the meetings and that the meetings are held at times and in locations that will ensure the broadest possible participation.

It is equally critical that, in addition to the planned briefings of local public officials, there be publicly noticed hearings and discussions before the City of Sacramento Planning Commission and the Sacramento City Council during the course of the environmental review and design process.

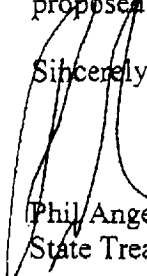
We again further recommend the creation of a high level advisory body to oversee the implementation of the Outreach Plan. This high level body should include State, City and community representatives.

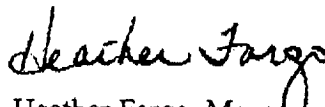
Master Architect / Nation-wide RFQ for Development Team

While we understand the need to engage a master architect/engineering consultant to proceed with the preparation of the EIR, we strongly believe, as we have previously stated, there is no substitute for conducting a nation-wide RFQ to select a nationally recognized urban development team to oversee the design and development of the West End Project when the time comes to proceed with that project. Such a team would bring the skills and the vision needed to cost-efficiently design and deliver a project of lasting value for the State and the community.

Thank you for your consideration of our comments. We look forward to seeing the proposed Outreach Plan at the September meeting of the State Public Works Board.

Sincerely,


Phil Angelides
State Treasurer


Heather Fargo, Mayor
City of Sacramento

cc: The Honorable Arnold Schwarzenegger, Governor
The Honorable Deborah Ortiz, Senator
The Honorable Darrell Steinberg, Assemblymember
Honorable Members, State Public Works Board
Honorable Members, Sacramento City Council
Karen Finn, Administrative Secretary, State Public Works Board



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CITY OF SACRAMENTO

2004 SEP 10 A 10:13

PHILIP ANGELIDES
Treasurer
State of California

September 9, 2004

Mr. Fred Aguiar, Secretary
State and Consumer Services Agency
915 Capitol Mall, Suite 200
Sacramento, CA 95814

Mr. Ron Joseph, Director
Department of General Services
707 Third Street
West Sacramento, CA 95605

Dear Mr. Aguiar and Mr. Joseph:

We have had the opportunity to review the Capitol West Side Projects Public Outreach Program and still have concerns that the proposed Program does not include some key elements outlined in our letter of August 10 (a copy of which is attached).

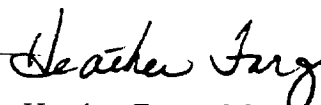
First of all, the Outreach Program must be very clear that the Department of General Services will hold a series of briefings for the Sacramento City Council and the City Planning Commission at their regularly scheduled public meetings. The briefings must occur at the inception and critical points in the outreach process.

Secondly, we remain concerned that the scope of the project is too narrow to permit the consideration in the public outreach and environmental review processes of a high quality, urban project that could include housing and other uses.

Thank you for your consideration.

Sincerely,

Phil Angelides
State Treasurer


Heather Fargo, Mayor
City of Sacramento

Enclosure

- cc: The Honorable Arnold Schwarzenegger, Governor
- The Honorable Deborah Ortiz, Senator
- The Honorable Darrell Steinberg, Assemblymember
- Honorable Members, State Public Works Board
- Honorable Members, Sacramento City Council
- Karen Finn, Administrative Secretary, State Public Works Board