

State office complex in River District could include 29-story building



The state of California is in the early stages of developing a 1.3 million-square-foot office complex on the current site of the Office of State Publishing's print plant in Sacramento's River District.

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The state of California is taking early steps toward developing an office complex of up to 1.3 million square feet in Sacramento's River District, including a 29-story high-rise. The Richards Boulevard office complex would also have three mid-rise buildings of unspecified heights.

Depending on the specific height, the 29-story building would be among the tallest in the region, only one story shorter than the current tallest structure, Wells Fargo Center in downtown Sacramento.

Such an office complex would be on the southwest corner of Richards Boulevard and Seventh Street, the site currently occupied by the California Office of State Publishing. That building and plant, however, are slated for demolition beginning in 2020, while printing operations are slated to move to a new leased location in West Sacramento.

California's Department of General Services released a notice of preparation last week for an environmental impact report for the office complex, with public comments due by Jan. 14. The department could not provide more information about the notice on Friday. The project would also include amenities such as a cafeteria, auditorium, fitness center and

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child care center. The site would have a parking garage, surface parking, open space and pedestrian walkways. Building designs would be aimed at earning LEED Silver certification for sustainability and resource efficiency, including making them zero-net energy.

Though the notice does not specify timing to begin developing the project, an office complex on that site is on the state's 10-year strategy for office buildings.

Most recently updated in April, the strategy calls for a design-build process for the Richards Boulevard complex's development, beginning in the current fiscal year and ending during the 2023-24 budget year. Neither the notice of preparation nor the strategy outlined the projected cost of such a project.

The state strategy calls for a complex of up to 1 million square feet, with about three-fourths to be occupied by the Business, Consumer Affairs and Housing Agency and its departments. Other expected tenants, according to the strategy, would include the California Department of Tax and Fee Administration and Board of Equalization, taking up 300,000 square feet.

Those agencies would relocate from downtown Sacramento's 450 N St., a notorious building for mechanical issues and complaints of poor design since it opened in the early 1990s. According to the state office building strategy, the Richards complex would be ready for occupancy in spring 2024, while 450 N St. would be planned for renovations and then occupancy by other state agencies by June 2026.