



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604

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# 12

Consent

**March 25, 2008**

**Honorable Mayor and Members of the City Council**

**Title: K Street Streetscape Improvements (KD 71)**

**Location/Council District:** K Street, 7<sup>th</sup> to 12<sup>th</sup> streets, Council District 1

**Recommendation:** Adopt a **Resolution** approving a final design plan for the K Street Streetscape project, between 7<sup>th</sup> and 12<sup>th</sup> streets and St. Rose of Lima Park.

**Contact:** Melissa Anguiano, Economic Development Project Manager, 808-5864;  
Leslie Fritzsche, Downtown Development Manager, 808-5450

**Presenters:** N/A

**Department:** Economic Development Department

**Division:** Downtown Development

**Organization No:** 4451

### **Description/Analysis**

**Issue:** K Street is the City's historic "Main Street" and its redevelopment is critical to the success of Downtown and a vibrant city core. The K Street Streetscape Improvement project is a key component of that transformation and is essential to returning K Street Mall to a lively and inviting pedestrian street. Currently the mall looks dated, suffering from years of minimal maintenance and fragmented design treatments. The mall consists of a variety of paving materials (including asphalt, exposed aggregate and pavers), dilapidated wooden street furniture, large underutilized cement planters, dated globe lighting, and clusters of newspaper racks. St. Rose of Lima Park, adjacent to K Street, is active during the winter ice skating season but the rest of the year is marked by an underutilized kiosk, inadequate stage and turf area.

On May 29, 2007, the City Council approved a K Street Streetscape design concept plan for the K Street Mall, between 7<sup>th</sup> and 12<sup>th</sup> streets, and St. Rose of Lima Park and allocated \$4 million of Merged Downtown Redevelopment tax increment funds for implementation of phase one improvements. Phase one improvements include the 700 block of K Street, St. Rose of Lima Park and relocation of the existing RT platform station at 7<sup>th</sup> and K streets to 7<sup>th</sup> Street.

On July 17, 2007, the City Council awarded a contract to Walker Macy to complete design refinement and construction documents necessary for phase one improvements. Since then Walker Macy and City staff have been working with all stakeholders, including the City's Parks and Recreation Department, Downtown Sacramento Partnership (DSP) and Regional Transit (RT), on a preferred final design plan for K Street Mall.

These design refinements have been presented to the community, including meetings with K Street property owners and merchants and the Downtown Sacramento Partnership Strategic Development Task Force. Feedback and comments were received and incorporated into the final design plan. The final design plan is included as Attachment 2 and is presented for approval.

Staff will return to City Council for approval of a construction contract award for phase one improvements and a public improvement agreement with RT for the relocation of RT's existing platform station at 7<sup>th</sup> and K streets. Construction for phase one streetscape improvements is expected to begin at the end of summer 2008. Improvements to St. Rose of Lima will begin in early 2009, after the Holiday Ice Rink season.

**Policy Considerations:** Streetscape improvements to K Street and St. Rose of Lima Park are consistent with the Amended Merged Downtown Redevelopment Plan, the 2005-2009 Merged Downtown Redevelopment Implementation Plan, and the J-K-L Corridor Charette. Completion of this project will eliminate blight by improving inadequate public infrastructure and will stimulate additional private investment.

**Environmental Considerations:** The requested actions are exempt under California Environmental Quality Act (CEQA) Guidelines sections 15301(b) operation, repair or minor alteration of existing facilities of both investor and privately owned utilities; 15301(c) streetscape improvements such as sidewalks, lighting and landscaping and such improvements involve negligible or no expansion of capacity to accommodate vehicular traffic; 15303(d) new construction or conversion of water main, sewage, electrical, gas and other utility extensions; and 15304(b) new gardening and landscaping.

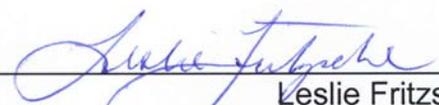
**Rationale for Recommendation:** The 2005-2009 Merged Downtown Implementation Plan identified a number of projects and programs necessary to implement the Downtown Redevelopment Strategy and catalyze Downtown. Amongst those projects and programs is the K Street Streetscape. This project will:

- Establish a strong urban aesthetic for the entire 7<sup>th</sup> through 12<sup>th</sup> street corridor;
- Set the stage for improved economic vitality;
- Create a compelling and inviting environment with updated street furniture, planting and pavement – removing existing blight;
- Promote a sense of safety with increased pedestrian lighting and enhanced visibility;

- Balance the K Street corridor by creating an “Urban Plaza” feel on the west end of K Street, similar to the successful 13<sup>th</sup> and K Street plaza on the east end; and
- Improve RT’s operations with the introduction of a new station for the Gold Line, expanding their system and providing increased access for rider.

**Financial Considerations:** On May 29, 2007, City Council authorized the City Manager, or his designee, to enter into an Individual Project Agreement (IPA) with the Redevelopment Agency for the project and amended the revenue and expenditure budget for KD71 in the amount of \$4,000,000 for phase one improvements. Aside from the previous actions taken for funding of phase one improvements, there are no funding requirements related to the recommended action in this report.

**Emerging Small Business Development (ESBD):** None

Respectfully Submitted by:   
 Leslie Fritzsche  
 Downtown Development Manager  
 on behalf of the Redevelopment Agency  
 of the City of Sacramento

Approved by:   
 David L. Spaur, CEcD, EDFP  
 Director, Economic Development

Recommendation Approved:

  
 Ray Kerridge  
 City Manager

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**Attachment 1****Background Report**

K Street is the City's historic "Main Street" and its current conditions are in dire need of renovation. Through significant public involvement, these blocks have been recognized as one of the blighted in the district and their redevelopment is viewed as critical to the success of downtown. Our goal is to create a memorable pedestrian destination with a streetscape that establishes a foundation and corresponds to the private investment on K Street. Since November 2006, K Street Streetscape improvement concepts and designs have been presented in a number of public outreach meetings, including meetings with the K Street property owners and merchants, general community, Downtown Sacramento Partnership (DSP) Strategic Development Task Force and Board of Directors, and Regional Transit (RT) Board of Directors and Mobility Advisory Council. In addition, the City of Sacramento's Design Review and Preservation Board, Parks and Recreation Commission, and Disability Advisory Commission have reviewed the project. As a result of the efforts and comments solicited from these meetings, a streetscape design concept plan for the mall and park were developed and are presented for approval.

**Final Design Elements**

The final design elements to K Street's streetscape and St. Rose of Lima Park will include new and consistent paving materials, street furniture, trash receptacles, landscaping, lighting, enhanced intersections and gateway elements. Sidewalk paving, between buildings and the RT light rail track way, is designed with 6"x12" rectangle pavers, set on a concrete base in a herringbone pattern. The field color will be buff with accent colors of red and tan (shown in Attachment 2). The final design for lighting will relamp the existing cobra head lights with a metal halide lamp and replace the lower globe lights with the Sentry Central Park West lamp (shown in Attachment 2). In-grade uplighting in between tree well areas will also be a component of the design. Intersections are designed to be treated with an acid colored stain and scored to complement the layout of the sidewalk and track way paving materials, creating a smooth transition from block to block. Tree well areas will be improved to include shrub planters with decorative surroundings and landscaping where possible. Existing wooden street furniture, trash and recycle receptacles, and bike racks will be replaced with new black metal powder-coated pieces that are consistent and of the same style. Furnishings will be clustered near corner intersections to create interaction with active pedestrian use on the numbered streets. As a corner marker, a double headed lamp post with decorative street signs for both the lettered and numbered street will be installed on all four corners of the intersection along the Mall where possible. These lamp posts will also provide opportunities for hanging flower baskets and programmable banners, indicating K Street Mall as a district.

The second component of the final design includes St. Rose of Lima Park. The current design of the park limits the use and vibrancy of the park. The new design includes replacing the current turf with concrete pavement and 6"x12" rectangle pavers extended from the K Street sidewalk paving material, a shifted kiosk structure to the northeast

corner of the park, demolition and re-programming of the current stage and implementation of an in-ground programmed water fountain. Attachment 2 shows a collective layout of the site amenity improvements described above. Attachment 3 shows the master plan for both K Street and St. Rose of Lima Park and Attachments 6 and 7 provide cost estimates for the improvements.

### **RT Platform Stations**

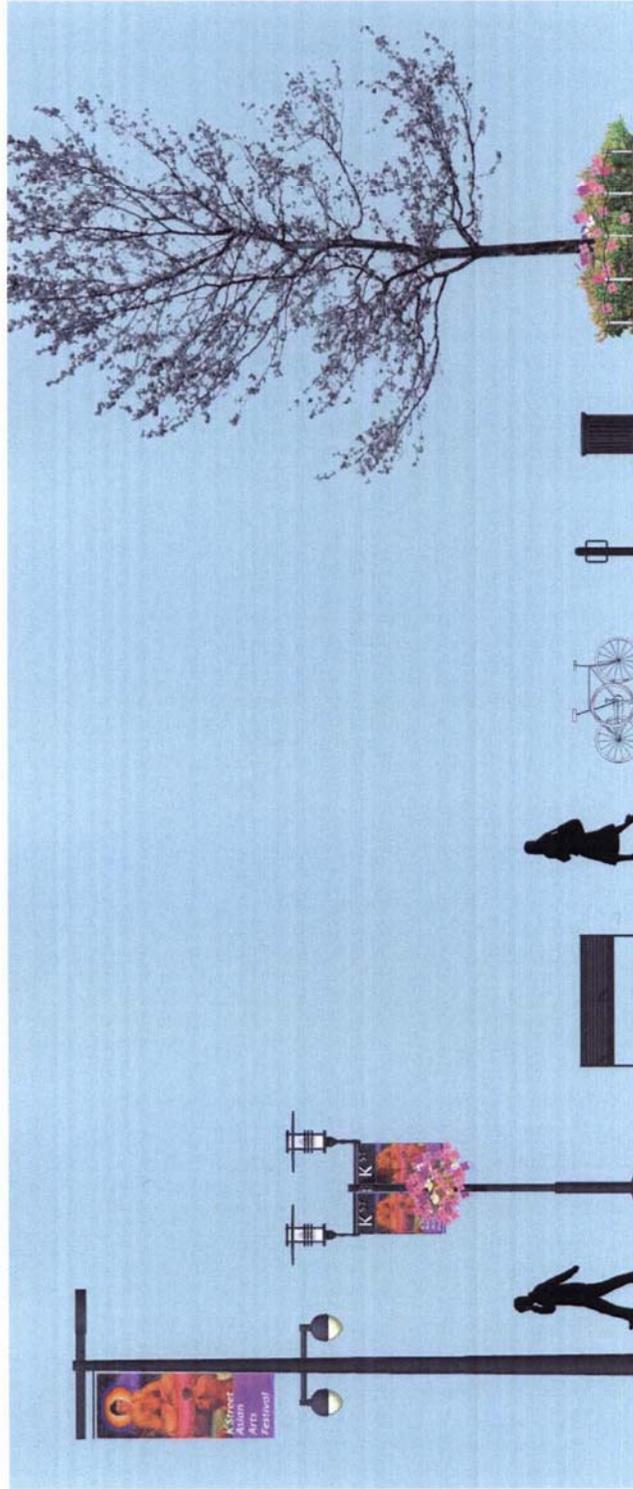
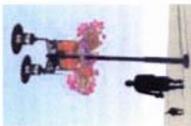
The new station on 7<sup>th</sup> Street, just south of K Street, included in phase one improvements, provides an opportunity to make major improvements to an area by introducing significant lighting, paving and security elements. The new 7<sup>th</sup> Street station will include the basics of a typical RT station with a single ramp mini-high platform, benches, landscaping, lighting and overhead structures. All improvements will comply with Americans with Disabilities Act (ADA) requirements.

### **Maintenance**

Currently K Street Mall is maintained by City Parks Maintenance, RT and DSP staff. Through the planning process and working with the technical team, the consultant and staff have been careful to select materials and landscaping that are both durable and maintainable. Further we've selected design elements and landscaping that will not dramatically affect current maintenance costs or levels. The hanging flower baskets on the corner marker lamp posts will be irrigated for easier maintenance and will be maintained by the DSP Maintenance division. Additionally, the current irrigation systems will be replaced and improved. Currently Parks Maintenance and the DSP Maintenance Division see a benefit to making K Street streetscape and St. Rose of Lima improvements.

Attachment 2

Site Furnishings



Pedestrian Light Fixture

Gateway Marker

Bench

Bicycle rack

Hitching Post

Trash and recycle receptacle

Tree and Shrub Planter with decorative surrounds

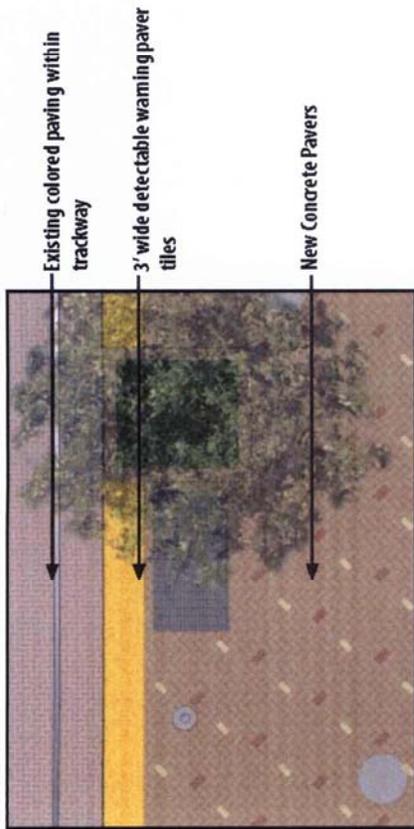
Walker Macy

Nichols Consulting Engineers | SAGE | ArcSine Engineering | STO  
(Sierra West Group) | Cadre Design Group

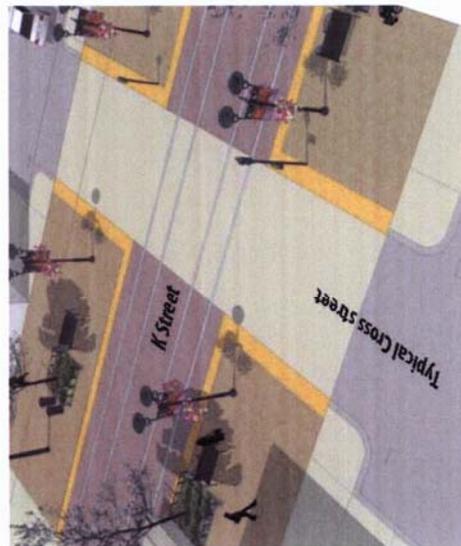
K Street Mall Streetscape Project

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**Paving & Gateway Markers**



**Paving Plan Detail**



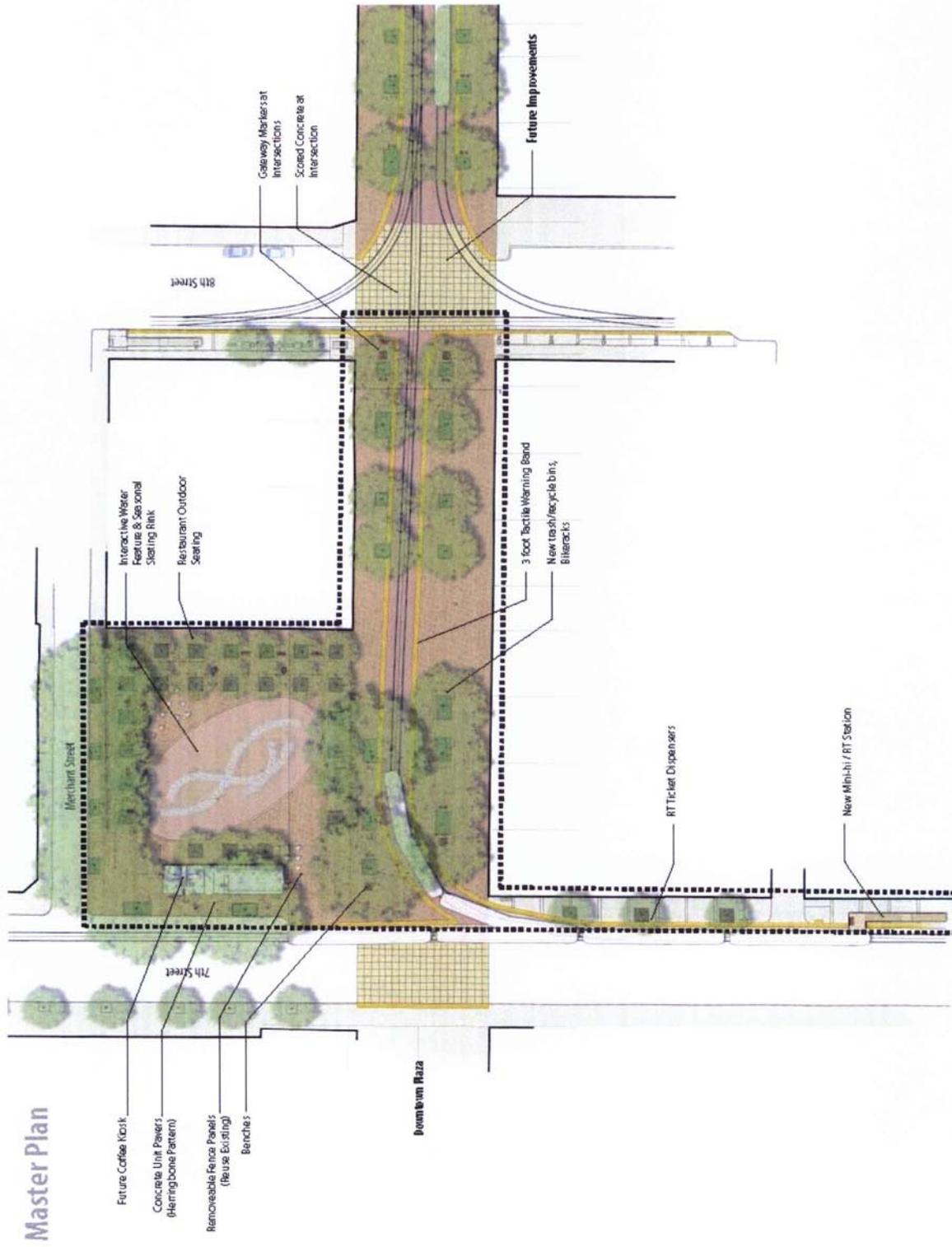
Four markers will be located at cross street intersections where possible



**Gateway Markers at Intersections**

**K Street Mall Streetscape Project**  
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**Walker Macy**  
Nichols Consulting Engineers | SAET | ArcSine Engineering | STO  
Sierra West Group | Cadre Design Group

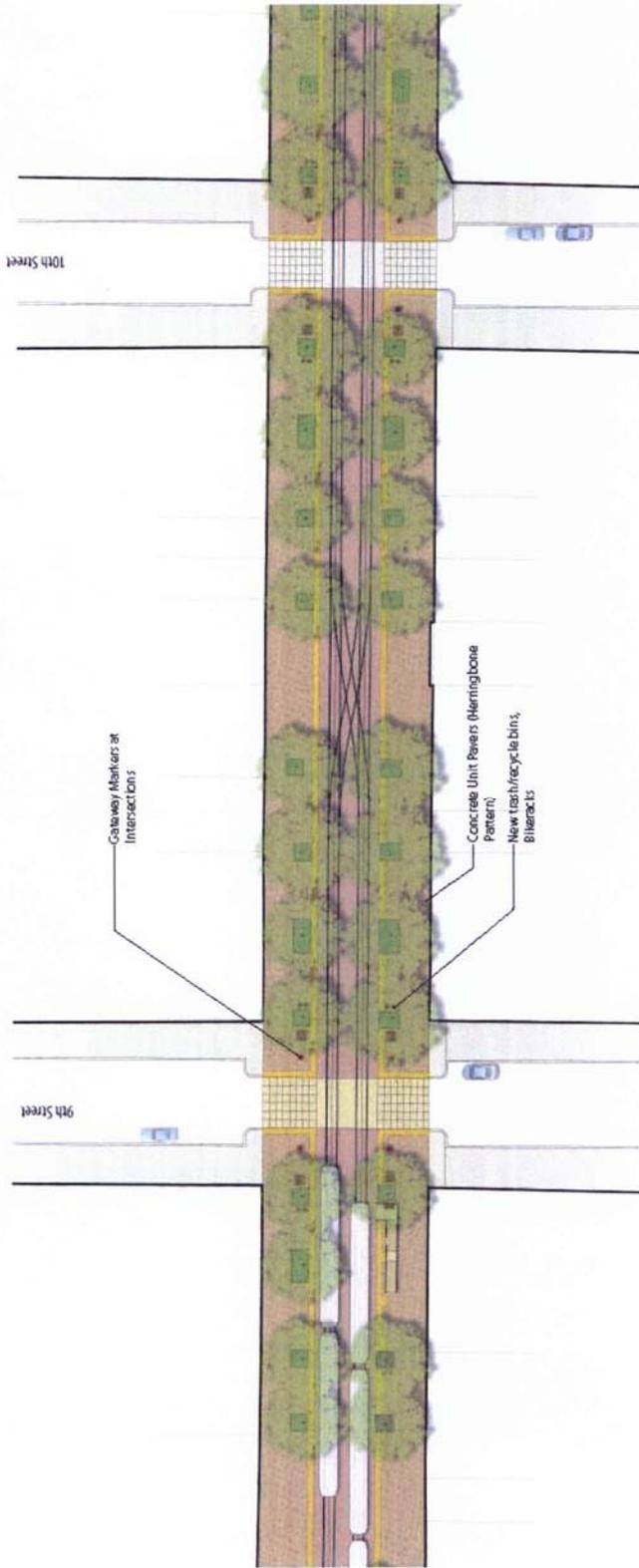


**K Street Mall Streetscape Project**

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**Walker Macy**  
Hydrotech Consulting Engineers | SAGE | ArcSine Engineering | STC  
| Sierra West Group | Cadre Design Group

Master Plan - Future Phases



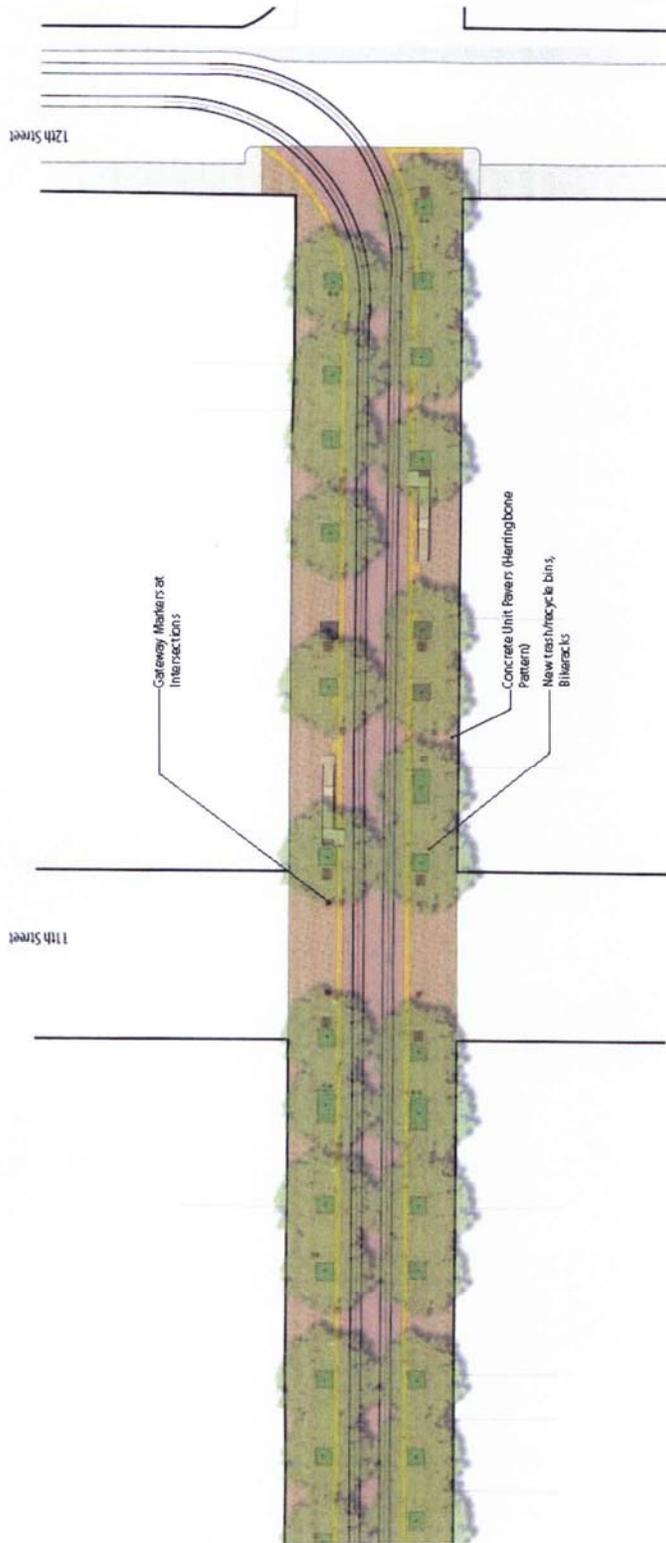
**K Street Mall Streetscape Project**

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**Walker Macy**

Nichols Consulting Engineers | SAGE | ArcSine Engineering | STO  
| Stella West Group | Cadre Design Group

Master Plan - Future Phases



**K Street Mall Streetscape Project**  
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**Walker Macy**  
Nichols Consulting Engineers | SAGE | ArcSine Engineering | STO  
| Sierra West Group | Cadre Design Group

**St. Rose of Lima Park**



**Summer Interactive Water Feature**

**K Street Mall Streetscape Project**

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**Walker Macy**  
 Nichols Consulting Engineers | SAGE | ArcSine Engineering | STO  
 | Sierra West Group | Cadre Design Group

St. Rose of Lima Park



Winter Ice Skating Rink

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Walker Macy  
Nichols Consulting Engineers | SAGE | ArcSine Engineering | STO  
Sierra West Group | Cadre Design Group

K Street



K Street Elevation/Section

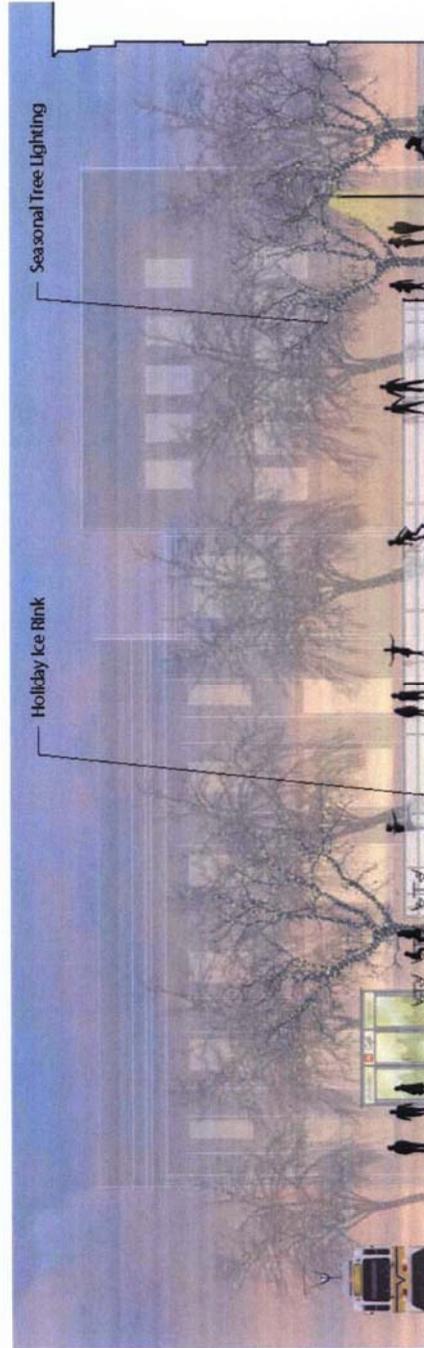
K Street Mall Streetscape Project  
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Walker Macy  
Nichols Consulting Engineers | SAGE | ArcSine Engineering | STD  
Sierra West Group | Cadra Design Group

### St. Rose of Lima Park



Summer Interactive Fountain - Cross Section



Winter Ice Skating Rink - Cross Section

### Walker Macy

Nichols Consulting Engineers | SAGE | ArcSine Engineering | STO  
Sierra West Group | Cadre Design Group

### K Street Mall Streetscape Project

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**K Street**



**Perspective looking East on K Street**

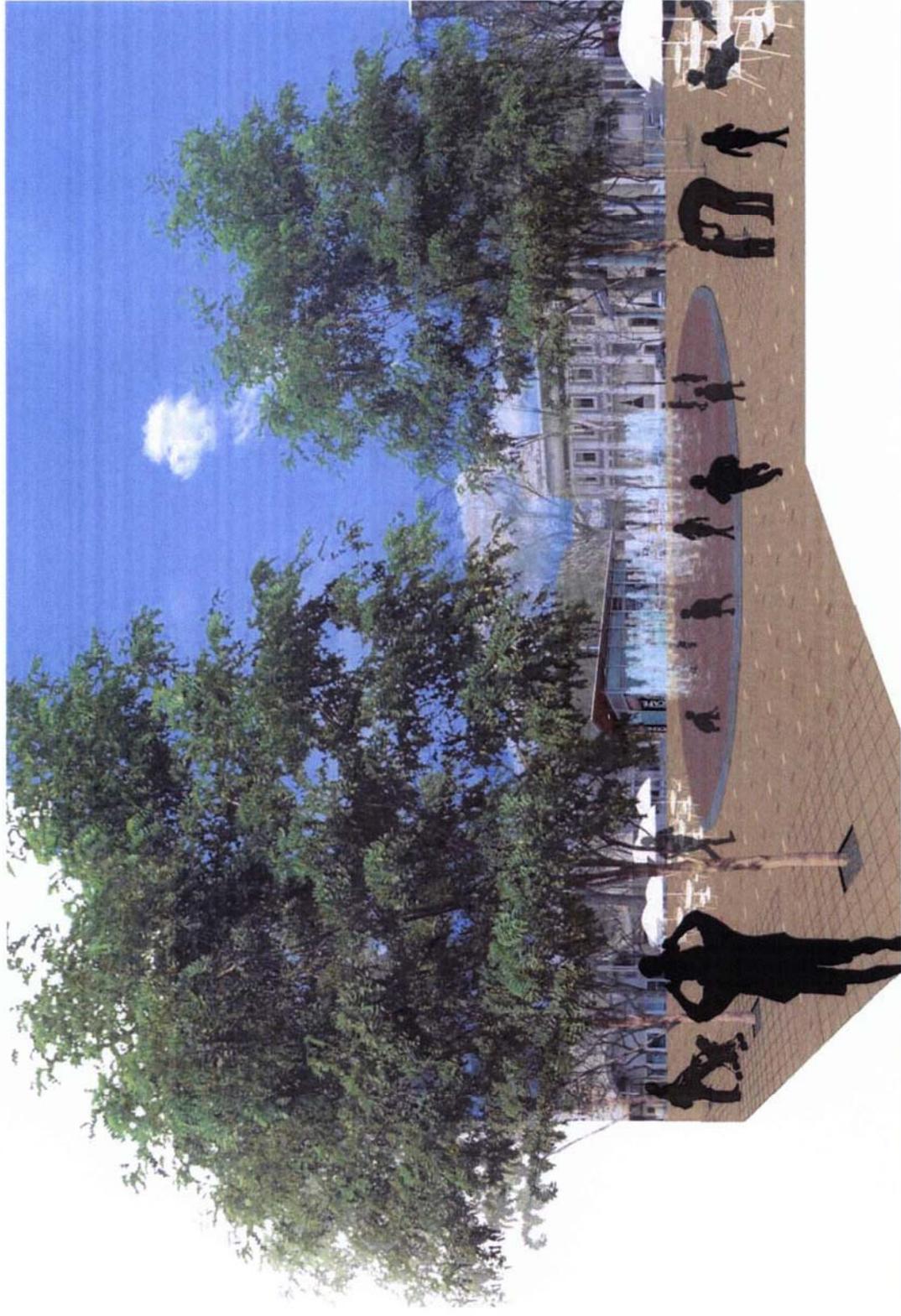
**Walker Macy**

Nichols Consulting Engineers | SAGE | ArcSine Engineering | STO  
| Sierra West Group | Cadre Design Group

**K Street Mall Streetscape Project**

The City of Sacramento | March 25, 2008

**St. Rose of Lima Park**



**Walker Macy**

Michols Consulting Engineers | SAGE | ArcSine Engineering | STO  
| Sierra West Group | Cadre Design Group

**K Street Mall Streetscape Project**

The City of Sacramento | March 25, 2008

**Attachment 5**

**K Street Cost Estimates**

<b>PROJECT: K Street Mall Streetscape 30% Working Drawings</b>			
<b>DATE: 12-Mar-08</b>			
	<b>K STREET SUMMARY BID PACKAGE #1</b>		<b>TOTAL COST</b>
	Demolition		60,770
	Excavation, Fill & Grading		8,976
	Site Utilities & Lighting		127,160
	General Site Work		660,717
	Paving/Site Furnishings	605,765	
	Irrigation/Landscaping	54,952	
	<b>Subtotal</b>		<b>\$857,623</b>
	General Conditions	10 %	85,762
	Contractor's Fee	10 %	94,339
	Contingency	15 %	155,659
	Escalation to Bid Date - 6mos @ .75% per mo.	4.5 %	53,702
	Bonds and Insurance	2.5 %	31,177
	<b>Subtotal</b>		<b>\$420,639</b>
	<b>TOTAL</b>		<b>\$1,278,262</b>

<b>7th STREET (RT STATION) SUMMARY BID PACKAGE #1</b>		<b>TOTAL COST</b>
Demolition		48,030
Excavation, Fill & Grading		3,630
Site Utilities & Lighting		119,960
General Site Work		259,670
Paving/Site Furnishings	172,295	
Irrigation/Landscaping	21,608	
Mini-Hi Ramp and Shelter	65,767	
<b>Subtotal</b>		<b>\$431,290</b>
General Conditions	10 %	43,129
Contractor's Fee	10 %	47,442
Contingency	15 %	78,279
Escalation to Bid Date - 6mos @ .75% per mo.	4.5 %	27,006
Bonds and Insurance	2.5 %	15,679
<b>Subtotal</b>		<b>\$211,535</b>
<b>TOTAL</b>		<b>\$642,825</b>

Attachment 6

St. Rose of Lima Cost Estimates

<b>PROJECT: K Street Mall Streetscape 30% Working Drawings</b>			
<b>DATE: 12-Mar-08</b>			
	<b>ST. ROSE OF LIMA PARK SUMMARY BID PACKAGE #2</b>		<b>TOTAL COST</b>
Demolition			77,140
Excavation, Fill & Grading			8,100
Site Utilities & Lighting			115,530
General Site Work			1,157,615
Paving/Site Furnishings	653,590		
Irrigation/Landscaping	19,725		
Interactive Fountain	484,300		
<b>Subtotal</b>			<b>\$1,358,385</b>
General Conditions	10 %		135,839
Contractor's Fee	10 %		149,422
Contingency	15 %		246,547
Escalation to Bid Date - 6mos @ .75% per mo.	4.5 %		85,059
Bonds and Insurance	2.5 %		49,381
<b>Subtotal</b>			<b>\$666,248</b>
<b>TOTAL</b>			<b>\$2,024,633</b>

<b>K Street Mall Streetscape 30% Working Drawings</b>	<b>12-Mar-08</b>
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COMPLETE PROJECT SUMMARY VALUE ENGINEERED	TOTAL COST
7th STREET (RT STATION)	642,825
K STREET	1,278,262
<b>Subtotal - Bid Package #1</b>	<b>\$1,903,087</b>
ST. ROSE OF LIMA PARK	2,024,633
<b>Subtotal - Bid Package #2</b>	<b>\$2,024,633</b>
<b>TOTAL BID PACKAGES #1 &amp; #2</b>	<b>\$3,927,720</b>

## **RESOLUTION NO.**

Adopted by the Sacramento City Council

### **APPROVAL OF K STREET STREETScape IMPROVEMENTS (KD 71) FINAL DESIGN**

#### **BACKGROUND**

- A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Merged Downtown Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Merged Downtown Project Area ("Project Area").
- B. K Street, which is in the Merged Downtown Redevelopment Area, is undergoing significant redevelopment and investment.
- C. K Street Streetscape Improvements on K Street Mall, between 7<sup>th</sup> & 12<sup>th</sup> streets, and St. Rose of Lima has been identified as a project essential to transforming K Street Mall into a lively and inviting pedestrian street.
- D. Proposed improvements to K Street's streetscape include new and consistent paving materials, street furniture, trash receptacles, landscaping, lighting, enhanced intersections and gateway elements and potential co-locations of RT mini-high platform stations.
- E. Streetscape improvements to K Street are consistent with the Amended Merged Downtown Redevelopment Plan, the 2005-2009 Merged Downtown Redevelopment Plan, and the J-K-L Corridor Charette.
- F. Phase one improvements include the 700 block of K Street, St. Rose of Lima Park and relocation of the existing RT platform station at 7<sup>th</sup> and K streets to 7<sup>th</sup> Street.
- G. Conceptual Designs were approved by City Council on May 29, 2007 by City Resolution 2007-335.

#### **BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. After due consideration of the facts presented, the final design plan for the K Street Streetscape project and St. Rose of Lima Park, including the new 7<sup>th</sup> Street Regional Transit (RT) station, as set out in the staff report that accompanies this resolution, is approved.

- Section 2. The Economic Development Department, working with the Parks and Recreation Department, is authorized to prepare a bid package and advertise for bids to construct phase one of the K Street Streetscape Improvements project.
- Section 3. All of the evidence presented having been duly considered, the findings, including the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.
- Section 4. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the City further finds and determines that: (a)The proposed streetscape public improvements along the K Street Mall, between 7<sup>th</sup> and 12<sup>th</sup> streets will benefit the immediate neighborhood and project area by relocating the light rail stations to preferable sites, replacing dated street furniture, increasing pedestrian lighting, improving planting, and standardizing pavement materials; (b) No other reasonable means of financing these streetscape public improvements in the Merged Downtown Redevelopment Project Area is available to the community; and (c)The payment of the cost for the planning and design of the streetscape public improvements is consistent with the Merged Downtown Redevelopment Project Area Implementation Plan and will assist in eliminating the following blighting conditions: dilapidated infrastructure along the K Street Mall.