



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent
July 15, 2008

**Honorable Mayor and Members of the City Council
Honorable Chair and Members of the Redevelopment Agency**

Title: Army Depot Redevelopment Area Transportation Initiatives

Location/Council District: Army Depot Redevelopment Project Area; Council District 6

Recommendation: 1) Adopt a **City Resolution** a) establishing capital improvement projects (CIP) for 14th Avenue Master Plan (TP21, T15098000), Power Inn Road Widening Feasibility Study (TP31, T15098200) and the Elder Creek Road Feasibility Study and Project Scoping (TP26, T15098100); b) appropriating \$220,000 to the Lowell Street sidewalks, \$400,000 to the 14th Avenue Master Plan, \$250,000 for the Power Inn Road Widening Feasibility Study and \$100,000 to the Elder Creek Road Feasibility Study and Project Scoping; c) authorizing the City Manager to execute IPAs for 14th Avenue Master Plan, Power Inn Road Widening Feasibility Study and the Elder Creek Road Feasibility Study and Project Scoping and amend the Fruitridge Road Streetscape Project Phase II (TY46, T15036300) IPA to include the Lowell Street sidewalks; and d) making related findings.

2) Adopt a **Redevelopment Agency Resolution** a) amending the 2008 Sacramento Housing and Redevelopment Agency (SHRA) budget by transferring \$780,000 of Army Depot Taxable Bond Funds and \$190,000 of Army Depot Transportation Planning Funds to the following projects: \$220,000 to the Lowell Street sidewalks, \$400,000 to the 14th Avenue Master Plan, \$250,000 for the Power Inn Road Widening Feasibility Study and \$100,000 to prepare the Elder Creek Road Feasibility Study and Project Scoping; b) authorizing the Interim Executive Director or her designee to execute Individual Project Agreements (IPAs) with the City of Sacramento in the amounts of \$400,000 for 14th Avenue Master Plan, \$250,000 for the Power Inn Road Widening Feasibility Study and \$100,000 for the Elder Creek Road Feasibility Study and Project Scoping and amend the Fruitridge Road Streetscape Project Phase II (TY46, T15036300) IPA to include the Lowell Street sidewalks; and c) making related findings.

Contact: Lisa Bates, Deputy Executive Director, 440-1316; Chris Pahule, Assistant Director, Community Development, 440-1350;

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The purpose of this action is to fund the design of infrastructure improvements on Power Inn Road, Elder Creek Road and 14th Avenue which are important commercial corridors in the Army Depot Redevelopment Area and South/East Sacramento. These corridors provide local residential and regional commercial access that is vital to the economic success in the area. Currently, 14th Avenue, Power Inn Road and Elder Creek Road are not able to accommodate the volume of vehicle traffic and pedestrian/bike trips. The 14th Avenue Master Plan, Power Inn Road Widening Feasibility Study and Elder Creek Road Feasibility Studies will analyze the current transportation conditions and provide needed recommendations for potential long term road improvements and funding. Information for all the corridors to prioritize future funding in the area to improve the transportation circulation and pedestrian infrastructure is needed.

The Lowell Street Sidewalk Project will replace the existing deteriorating substandard sidewalks with new sidewalks to create a safe route to Earl Warren Elementary School. To save time and overall project cost, the Lowell Street Sidewalk project will be included in the Fruitridge Road Streetscape Project Phase II project. The Lowell Street Sidewalk Project will replace the curb, gutter and sidewalks adjacent to Earl Warren Elementary School and Park.

The City of Sacramento Transportation Programming Guide (TPG) identified that the projects require analysis to determine future funding and phasing for these corridors. There are no City of Sacramento Department of Transportation funds readily available to begin planning work or construction on these projects.

Policy Considerations: The Army Depot Redevelopment Area Transportation Initiatives are consistent with the Army Depot Redevelopment Plan to eliminate or ameliorate environmental deficiencies, inadequate or deteriorated public improvements. It is also consistent with the goals and objectives outlined in the Army Depot Implementation Plan (2005-09) to provide first-rate public facilities. The City of Sacramento's Transportation Programming Guide approved in 2006 recommends street improvement for Elder Creek Road, 14th Avenue and Power Inn Road, and sidewalk improvements for Lowell Street.

Environmental Considerations: The proposed action to fund the design of infrastructure projects is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15262. The establishment of the Army Depot Comprehensive Transportation Strategy does not constitute a project under CEQA per Guidelines Section 15378(b)(4), which exempts

government financing mechanisms that do not involve a commitment to any specific project from environmental review. The construction of the Lowell Street Sidewalk project is exempt under CEQA per guideline 15301(c) which allows for repair or minor alteration of existing infrastructure such as lighting, landscaping, sidewalks and bike paths.

Committee/Commission Action: *Army Depot Redevelopment Advisory Committee (RAC):* At the meeting on April 24, 2008 the RAC unanimously adopted a motion recommending approval of the attached resolutions. The votes were as followed:

AYES: Lenau, Lien, O'Brien, Pinkston, Portillo, Slider, Stein, Toney, Vourakis

NOES: None

ABSENT: Coburn, Hubbard

Sacramento Housing and Redevelopment Commission: At its meeting of June 4, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Coriano, Fowler, Gore, Mohr, Morgan, Otto, Shah, Stivers

NOES: None

ABSENT: Dean

Rationale for Recommendation

The Strategy will provide the City of Sacramento and Sacramento Housing and Redevelopment Agency funding and phasing information for major commercial corridors where currently none exists. The Lowell Street Sidewalk Project and Elder Creek Road Feasibility Study and Project Scoping will provide short term construction projects that will improve the pedestrian, bike and safety environment for those corridors. 14th Avenue Master Plan and Power Inn Road Widening Feasibility Study will provide long term infrastructure information to improve critical regional commercial corridors.

Financial Considerations: This report recommends allocation of \$220,000 to the Lowell Street sidewalks, \$400,000 to the 14th Avenue Master Plan, \$250,000 for the Power Inn Road Widening Feasibility Study and \$100,000 to the Elder Creek Road Feasibility Study and Project Scoping. A total of \$780,000 is requested from the Army Depot Taxable Bond Funds and \$190,000 of Army Depot Transportation Planning Funds.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by: 
LA SHELLE DOZIER
Interim Executive Director

Recommendation Approved:

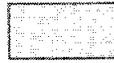
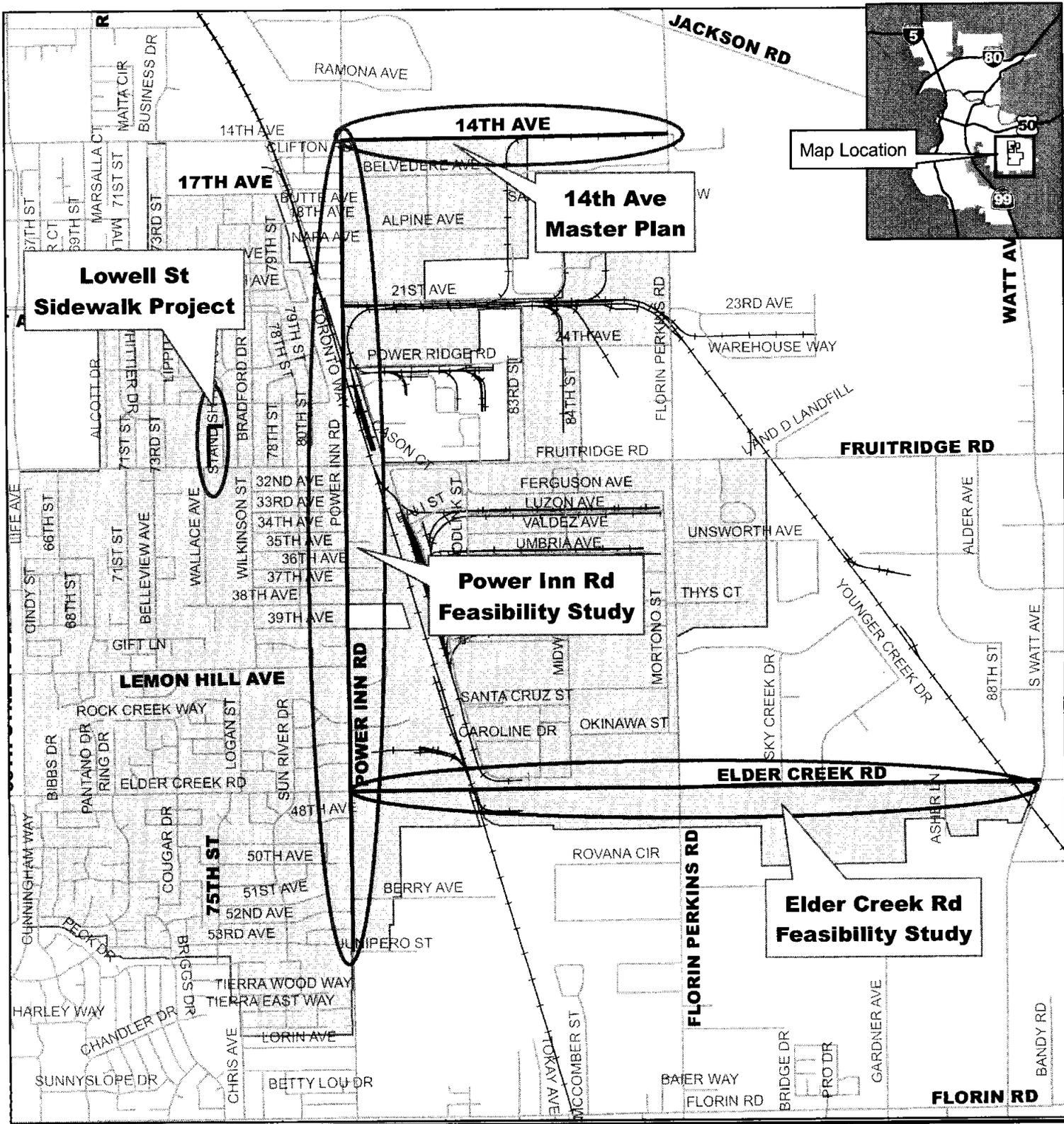

RAY KERRIDGE
City Manager

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Army Depot Redevelopment Area Transportation Initiatives



Army Depot Redevelopment Area



SHRA GIS
May 22, 2008

Background

Army Depot Redevelopment Area Transportation Initiatives

The Army Depot Redevelopment Advisory Committee (RAC) on November 29, 2007 identified 8 high priority infrastructure projects that include Lowell Street Sidewalk project, 14th Avenue, Power Inn Road and Elder Creek Road. Funding the Lowell Street Sidewalk project will provide a near term project that can be implemented immediately. The 14th Avenue Master Plan, Power Inn Road Widening Feasibility Study and Elder Creek Road Feasibility Studies will analyze the current transportation conditions and provide recommendations for potential long term road improvements.

Lowell Street Sidewalks Project - The Lowell Street sidewalk project is located between Fruitridge Road and Vandenburg Drive adjacent to Earl Warren Elementary School and Park. Lowell Street currently has deteriorating rolled curb, gutter and sidewalk and does not meet the City of Sacramento's basic pedestrian infrastructure standards of a vertical curb, gutter and sidewalk to increase pedestrian safety. The goal of the project is to increase safety for students walking to Earl Warren Elementary School and Park.

Streetscape improvements are being designed for Fruitridge Road between 65th Street and Power Inn Road and construction is anticipated to commence in the winter of 2009. The Lowell Street Sidewalk Project will be added to the existing Fruitridge Road Streetscape Project Phase II in order to reduce project costs and time. The total cost of including the Lowell Street Sidewalk Project to Fruitridge Road Streetscape Project Phase II is \$220,000 in Army Depot Taxable Bond Funds.

14th Avenue Master Plan – The 14th Avenue Master Plan study area is 14th Avenue between Power Inn Road and Florin-Perkins Road. 14th Avenue is currently a two lane road with substandard infrastructure along the majority of the roadway. The street lacks basic transportation and pedestrian infrastructure including curb, gutter and sidewalk. The future improvements for 14th Avenue will improve the regional circulation for the area, and may assist in future development of Granite Regional Business Park.

The City of Sacramento Transportation Programming Guide (TPG) lists 14th Avenue widening to a four lane road to improve regional bike, pedestrian and traffic circulation. The Army Depot Redevelopment Advisory Committee and the Power Inn Alliance have identified 14th Avenue as one of the top infrastructure priorities in the area. The final Master Plan will produce a traffic study, construction phasing, right of way information, cost estimates for 14th Avenue. The total cost of implementing the Master Plan will be \$400,000; \$210,000 of Army Depot Taxable Bond Funds and \$190,000 Army Depot Transportation Planning Funds.

Power Inn Road Widening Feasibility Study – The Power Inn Road Widening Feasibility Study (Feasibility Study) will analyze major infrastructure improvements from 14th Avenue to the City limits along Power Inn Road. Power Inn Road is a major north/south arterial road that provides direct access to and from the freeway for local businesses and residences. The City of Sacramento TPG lists Power Inn Road widening from four to six lanes as a project. The technical and financial feasibility of widening Power Inn Road will be determined as part of the Feasibility Study. The Feasibility Study will provide critical cost and phasing information to improve Power Inn Road in the future. The cost of implementing the Feasibility Study is \$250,000 is Army Depot Taxable Bond Funds.

Elder Creek Road Feasibility Study and Project Scoping – Elder Creek Road from Power Inn Road to South Watt Avenue is approximately 2 miles long and varies in width, type and quality of improvements. Specifically, some segments do not have basic pedestrian infrastructure including curb, gutter and sidewalk. The TPG identified Elder Creek Road widening from two to four lanes for the entire length. The Study will develop a strategy for either constructing basic infrastructure or commencing a larger widening project. Sacramento Housing and Redevelopment Agency and City of Sacramento Department of Transportation staff will coordinate to develop the feasibility study and project scoping to determine a near term project for Elder Creek Road. The total cost of implementing the Feasibility Study and Project Scoping is \$100,000 is Army Depot Taxable Bond Funds.

RESOLUTION NO. 2008 - _____

Adopted by the Sacramento City Council

on date of

ESTABLISHMENT OF CAPITAL IMPROVEMENT PROJECTS FOR THE ARMY DEPOT COMPREHENSIVE TRANSPORTATION PLANNING PROJECTS; APPROVAL OF BUDGET AMENDMENTS FOR CAPITAL IMPROVEMENT PROJECTS; AUTHORIZATION TO AMEND THE INDIVIDUAL PROJECT AGREEMENT FOR FRUITRIDGE ROAD STREETScape PROJECT PHASE II (TY46, TI5036300); AUTHORIZATION TO ENTER INTO INDIVIDUAL PROJECT AGREEMENTS WITH REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO; RELATED FINDINGS

BACKGROUND

- A. The Army Depot Redevelopment Agency Project Area is located in the City of Sacramento
- B. Power Inn Road, 14th Avenue, Lowell Street and Elder Creek Road are listed in the City of Sacramento 2006 Transportation Programming Guide.
- C. The Army Depot Redevelopment Advisory Committee recommended allocation of \$220,000 to construct the Lowell Street sidewalks, \$400,000 to prepare the 14th Avenue Master Plan, \$250,000 for the Power Inn Road Feasibility Study and \$100,000 to prepare the Elder Creek Road Feasibility Study and Project Scoping.
- D. Council has determined that no current alternative funding sources are available for these Projects.

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

Section 1. In accordance with California Redevelopment Law Section 33445, the City further finds and determines that:

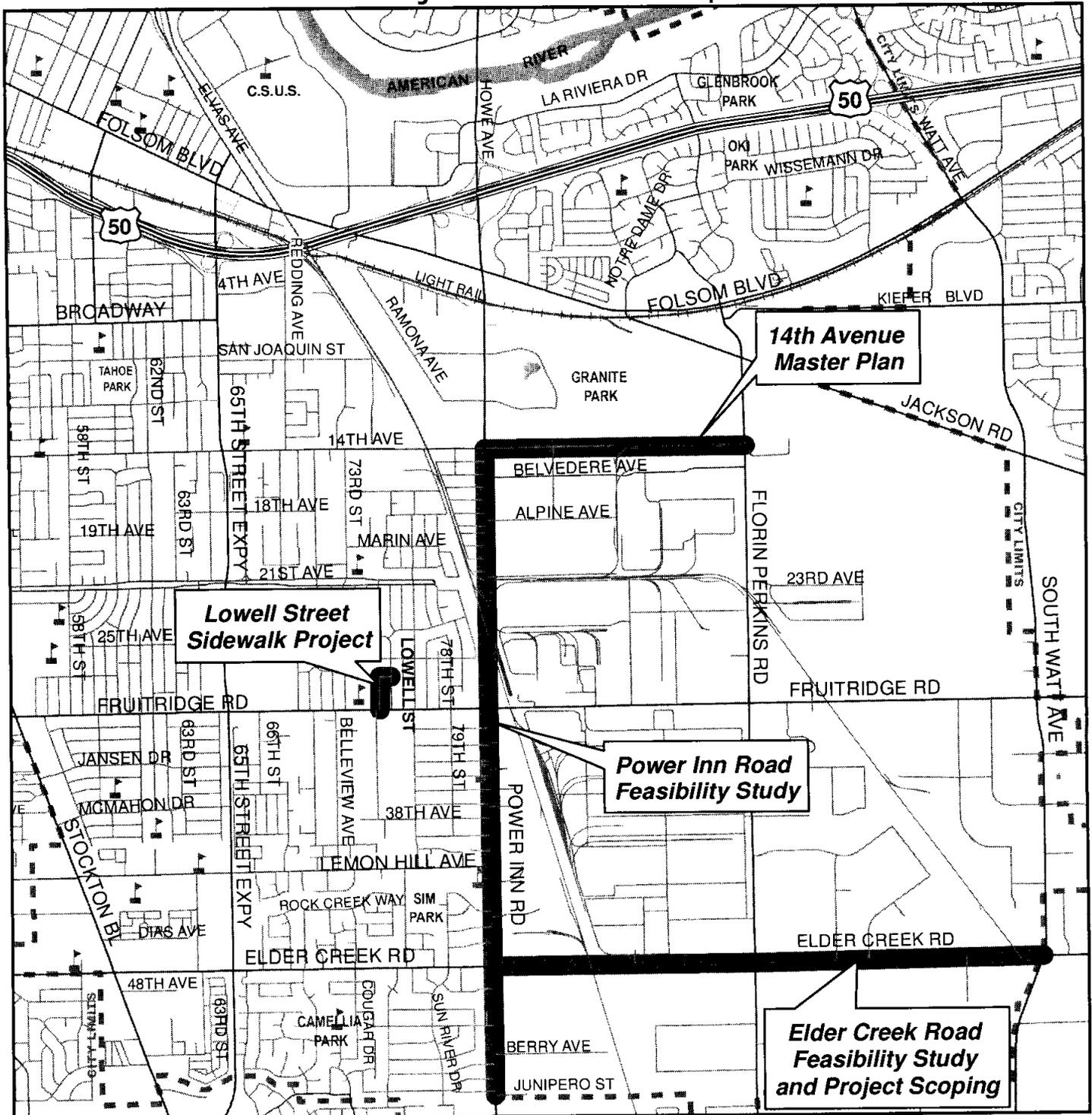
- (a) The Army Depot Comprehensive Transportation Strategy will benefit the Project Area by evaluating and making recommendations to enhance aesthetics and improve street and circulation facilities, thereby improving access and safety for residents and employees in the Project Area.
- (b) No other reasonable means of financing the Projects are available to the community.

- (c) The payment of the cost for the Army Depot Comprehensive Transportation Strategy is consistent with the Project Area Implementation Plan and will assist in eliminating blighting conditions that include inadequate and undersized infrastructure inside the Project Area and improving unsafe conditions and traffic congestion.
- Section 2. The City Manager or his designee is authorized to enter into Individual Project Agreements with the Redevelopment Agency of the City of Sacramento (Agency) to accept Agency funds in the amount of \$400,000 for 14th Avenue Master Plan, \$250,000 for the Power Inn Road Feasibility Study and \$100,000 for the Elder Creek Road Feasibility Study and Project Scoping.
- Section 3. The FY 07/08 Capital Improvement Program is amended by appropriating \$750,000 to the 14th Avenue Master Plan, Power Inn Road Feasibility Study and Elder Creek Road Feasibility Study and Project Scoping.
- Section 4. The 14th Avenue Master Plan is established as a Capital Improvement Project (TP21, T15098000).
- Section 5. The Power Inn Road Feasibility Study is established as a Capital Improvement Project (TP31, T15098200).
- Section 6. The Elder Creek Road Feasibility Study and Project Scoping is established as a Capital Improvement Project (TP26, T15098100).
- Section 7. The City Manager or his designee is authorized amend the Individual Project Agreement with the Agency for the Fruitridge Road Streetscape Project Phase II (TY46, T15036300) to include the Lowell Street Sidewalk Project and accept \$220,000 in Agency Funding;
- Section 8. Fruitridge Road Streetscape Project Phase II Individual Project Agreement (TY46, T15036300) is amended to include the Lowell Street Sidewalk Project.
- Section 9. The FY 07/08 Capital Improvement Program is amended by appropriating \$220,000 to the Fruitridge Road Streetscape Project Phase II (TY46, T15036300) to construct the Lowell Street Sidewalks Project.
- Section 10. The City Manager or his designee is authorized to take all actions and execute such instruments as may be necessary to implement the Individual Project Agreements.

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Exhibit A: – Location Map

Army Depot Redevelopment Area Transportation Initiatives Project Location Map



Map Contact: S. Tobin
Map Date: May, 2008



RESOLUTION NO. 2008 - _____

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ARMY DEPOT COMPREHENSIVE TRANSPORTATION STRATEGY AND ALLOCATION OF FUNDS; RELATED BUDGET AMENDMENTS; AUTHORIZATION TO EXECUTE INDIVIDUAL PROJECT AGREEMENTS; RELATED FINDINGS

BACKGROUND

- A. The Army Depot Redevelopment Plan calls for the installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served.
- B. The Public Improvements and Community Facilities Projects components of the Army Depot Redevelopment Plan call for the installation of street and circulation improvements to alleviate congestion, improve public safety, remove costly impediments to development, and upgrade infrastructure to contemporary standards to stimulate private development.
- C. The public infrastructure goals for the Army Depot Redevelopment Plan (2005 – 2009) were adopted by the Redevelopment Agency.
- D. Adoption of the redevelopment project area created an opportunity to use tax increment funding for necessary planning efforts desirable to improving the existing infrastructure.
- E. Lowell Street Sidewalk Project, 14th Avenue, Power Inn Road and Elder Creek Road are listed in the City of Sacramento's 2006 Transportation Programming Guide.
- F. The Army Depot Redevelopment Advisory Committee recommended allocation of \$220,000 to construct the Lowell Street sidewalks, \$400,000 to prepare the 14th Avenue Master Plan, \$250,000 for the Power Inn Road Feasibility Study and \$100,000 to prepare the Elder Creek Road Feasibility Study and Project Scoping.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO RESOLVES AS FOLLOWS:

- Section 1. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:

- (a) The Army Depot Comprehensive Transportation Strategy will benefit the Project Area by evaluating and making recommendations to enhance aesthetics and improve street and circulation facilities, thereby improving access and safety for residents and employees in the Project Area.
- (b) No other reasonable means of financing the Projects are available to the community.
- (c) The payment of the cost for the Army Depot Comprehensive Transportation Strategy is consistent with the Project Area Implementation Plan and will assist in eliminating blighting conditions that include inadequate and undersized infrastructure inside the Project Area and improving unsafe conditions and traffic congestion.

Section 2. The Interim Executive Director is authorized to amend the 2008 Sacramento Housing and Redevelopment Agency budget by transferring \$780,000 of Army Depot Taxable Bond Funds and \$190,000 of Army Depot Transportation Planning Funds to allocate \$220,000 to Lowell Street sidewalks, \$400,000 to the 14th Avenue Master Plan, \$250,000 for the Power Inn Road Feasibility Study and \$100,000 to the Elder Creek Road Feasibility Study and Project Scoping.

Section 3. The Interim Executive Director is authorized to execute Individual Project Agreements with the City of Sacramento to implement the 14th Avenue Master Plan (TP21, T1509800), Power Inn Road Feasibility Study (TP31, T15098200) and Elder Creek Road Feasibility Study and Project Scoping (TP26, T15098100).

Section 4. The Interim Executive Director is authorized to amend the existing Individual Project Agreement with the City of Sacramento for the Fruitridge Road Streetscape Project Phase II (TY46, T15036300) to add the Lowell Street sidewalks projects in the amount of \$220,000.