



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO COUNCIL AND  
REDEVELOPMENT AGENCY  
City of Sacramento**

**915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)**

**Staff Report  
September 9, 2008**

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

**Title: Acceptance of Martin Luther King Jr. Boulevard Streetscape and Urban Design Master Plan and Budget Allocation for Design and Construction of Phase I Improvements; Acquisition of 3200, 3208, 3216, 3440, 3448 Martin Luther King Jr. Boulevard and 3301, 3307 12<sup>th</sup> Avenue**

**Location/Council District:** Oak Park Redevelopment Project Area; Council District 5

**Recommendation:** 1) Adopt a **City Resolution** a) accepting the Martin Luther King Jr. Boulevard Streetscape and Urban Design Master Plan; b) establishing a capital improvement project (CIP) for the MLK Phase I Improvements (T15098500); c) appropriating \$5,508,992 to allocate funding for design and construction of MLK Phase I Improvements; d) authorizing the City Manager to execute Individual Project Agreements (IPAs) for MLK Phase I Improvements with the Department of Transportation, Department of Parks and Recreation, and the Sacramento Metropolitan Arts Commission; and e) making related findings. 2) Adopt a **Redevelopment Agency Resolution** a) accepting the MLK Master Plan; b) authorizing the purchase of seven parcels located at 3200, 3208, 3216, 3440, 3448 MLK Boulevard and 3301 and 3307 12<sup>th</sup> Avenue for just compensation, which is Fair Market Value as determined by an independent appraisal; c) authorizing the Interim Executive Director, or her designee, to carry out all actions reasonably necessary to accomplish the purchase of the properties and prepare the site for development; d) amending the 2008 Sacramento Housing and Redevelopment Agency (SHRA) budget by transferring \$662,513 in existing MLK Jr. Blvd. Corridor Improvement Funds, \$1,269,479 of Oak Park 2005 Tax Exempt Private Activity and Development Assistance Bond Funds, \$3,577,000 of Oak Park 2005 Taxable Development Assistance Bond Funds to the MLK Jr. Blvd. Corridor Improvements, and \$1,158,000 of Oak Park 2008 Tax Increment for the acquisition of 3200, 3208, 3216, 3440, 3448 Martin Luther King Jr. Boulevard and 3301, 3307 12th Avenue;



## MLK Phase I Improvements

e) authorizing the Interim Executive Director or her designee to execute an Individual Project Agreement (IPA) with the City of Sacramento Department of Transportation in the amount of \$5,253,592 for the MLK Phase I Improvements; f) authorizing the Interim Executive Director or her designee to execute an IPA with the City of Sacramento Department of Parks and Recreation in the amount of \$150,000 for the construction of a community garden as part of the MLK Phase I Improvements; g) authorizing the Interim Executive Director or her designee to execute an IPA with the Sacramento Metropolitan Arts Commission in the amount of \$105,400 for the Arts in Public Places Program for the MLK Phase I Improvements; and h) making related findings.

**Contact:** Lisa Bates, Deputy Executive Director, 440-1316; Celia Yniguez, Redevelopment Manager, Housing and Community Development, 440-1399, ext. 1401; J.P. Tindell, Park Planning and Development Manager, 808-1955; Shelly Willis, Art in Public Places Administrator, 566-3971

**Presenters:** Celia Yniguez, Redevelopment Manager, Housing and Community Development

**Department:** Sacramento Housing and Redevelopment Agency

### Description/Analysis

**Issue:** MLK Boulevard is a historic corridor comprised of a mix of single and multi-family residential, commercial, retail, and educational uses between Broadway and Fruitridge Road. As an educational corridor (it is home to two preschools, three elementary schools, and two high schools) and a primary spine of activity, its current condition does not honor the cultural importance of Dr. Martin Luther King, Jr., its namesake. Over the past 30 years the corridor has deteriorated and consists today of a number infrastructure deficiencies, dilapidated buildings and numerous vacant lots. A bold plan of action is required to restore this boulevard as a prominent thoroughfare for educational, business and leisure activities while providing a safe and vibrant path of travel. The Martin Luther King, Jr. Boulevard Streetscape and Urban Design Master Plan (MLK Master Plan) institutes an aggressive approach to the revitalization of MLK Boulevard and the surrounding neighborhoods by redesigning MLK Boulevard and implementing traffic calming measures, infrastructure improvements, landscape and park improvements, public art opportunities and infill development concept plans (refer to Attachment 1, page 6, for specific Phase 1 and Phase II Improvement Projects).

**Policy Considerations:** The actions contained in this report are consistent with the Oak Park Redevelopment Plan and the adopted 2005-2009 Oak Park Redevelopment Implementation Plan.

## MLK Phase I Improvements

**Environmental Considerations:**

**California Environmental Quality Act (CEQA):** California Environmental Quality Act (CEQA) Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Environmental review of the proposed project will be conducted once the scope of development of the property has been defined. Therefore, this action is exempt from environmental review. The proposed action to authorize funding for the MLK Phase I Improvements is exempt from environmental review under CEQA Guidelines Section 15301(a) Section 15303; Section 15304; and Guidelines Section 15311.

**Sustainability Considerations:** The MLK Phase I Improvements project has been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved, the contents of this report will advance the following goals, policies and targets as follows: the project supports Goal number five – Public health and Nutrition, specifically Target number three which calls for work to maximize the quantity of roads in the City that are "Complete Streets," efficient and safe for all modes of travel, Target five which calls for the redevelopment or rehabilitation of areas within the City or aged City facilities that were constructed based on old, wasteful, and/or dysfunctional designs to achieve better results for people and the environment, and Target ten that addresses the promotion and support of community gardening. The MLK Phase I Improvements also enhances bicycle commuting alternatives to the automobile and promotes social equity, reduces greenhouse gas emissions, and air pollution.

**Other:** As part of the Agency's due diligence, a Phase I Environmental Assessment was performed at 3440 and 3448 MLK and Phase I and Phase II Environmental Assessments were conducted at 3200, 3208 and 3216 MLK and 3301 and 3307 12<sup>th</sup> Avenue. The Agency is conducting limited additional testing at 3301 and 3307 12<sup>th</sup> Avenue to evaluate the potential presence of underground storage tanks and the potential for vapor intrusions. Acquisition of the property as described herein is in furtherance of the Oak Park Redevelopment Plan. Acquisition of the property does not commit the Agency to proceed with a development project. National Environmental Policy Act (NEPA) does not apply.

MLK Phase I Improvements

**Committee/Commission Action:** *Oak Park Redevelopment Advisory Committee (RAC):* At the meeting on August 13, 2008 the RAC adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Davis, Lackey, Johnson, Abdullah, Corbett, Jones, Kivel, Meng, Rentz, Shrewsbury

NOES: None

ABSENT: None

ABSTAIN: Barnes

*Sacramento Housing and Redevelopment Commission:* At its meeting of August 20, 2008 the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Coriano, Dean, Fowler, Mohr, Morgan, Shah, Stivers

NOES: None

ABSENT: Gore, Otto

**Rationale for Recommendation:** In 2006, City Council approved the Oak Park Redevelopment Fund Investment Strategy. The MLK Master Plan was identified as a high priority project. The goals of the MLK Master Plan and MLK Phase I Improvements increase the quality of life and enhance the character of the boulevard and the surrounding neighborhood. The MLK Phase I Improvements will benefit and improve Oak Park and further the goals of the Redevelopment Plan by improving public facilities and infrastructure and eliminating blighting conditions inside the Project Area. It improves the safety of drivers, bicyclists, and pedestrians, identifies needed infrastructure improvements along the corridor and in the adjacent South Oak Park neighborhoods, and creates a sense of place by celebrating and honoring the history of Martin Luther King, Jr. and the culture of the neighborhood. The MLK Master Plan recommends the acquisition and development of key opportunity sites within the Project Area to guide future development, eliminate blighting conditions, and promote revitalization and private investment within the Project Area.

The MLK Phase I Improvement projects include streetscape improvements, public art, gateway signage, a community garden, and residential property acquisitions. SHRA anticipates releasing a Request for Proposals (RFP) for future residential development of the sites. There are currently no City of Sacramento funds available for this project.

MLK Phase I Improvements

**Financial Considerations:** This report recommends a total allocation of \$6,004,479 of which \$1,269,479 is Oak Park 2005 Tax Exempt Private Activity and Development Assistance Bond Funds, \$3,577,000 is Oak Park 2005 Taxable Development Assistance Bond Funds to the MLK Jr. Blvd. Corridor Improvements; and \$1,158,000 of Oak Park 2008 Tax Increment Developers Assistance Funds for the acquisition of 3200, 3208, 3216, 3440, 3448 Martin Luther King Jr. Boulevard and 3301, 3307 12th Avenue. The budget covers all actions reasonably necessary to accomplish the purchase of the properties and prepare the site for eventual development, including maintenance, security expenses and historic site evaluation.

**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:

  
CASSANDRA A.B. JENNINGS  
City Manager

**Table of Contents**

Report	pg. 1
<b>Attachments</b>	
1 Background	pg. 6
2 Vicinity Map	pg. 7
3 Resolution – City Council	pg. 8
4 Resolution – Redevelopment Agency	pg. 10
5 PowerPoint Presentation	pg. 13
6 MLK Master Plan	

## Background

### MLK Phase I Improvements

The **MLK Phase I** Improvement projects include:

- MLK Streetscape Improvements from Broadway to 12<sup>th</sup>/14<sup>th</sup> Avenue
- MLK Streetscape Improvements from 12<sup>th</sup>/14<sup>th</sup> Avenue to 21<sup>st</sup> Avenue
- Community Center Plaza and 9<sup>th</sup> Avenue Realignment
- 21<sup>st</sup> Avenue Bulb-outs, Crosswalk Enhancements and Acorn Streetlights
- Gateway at 21<sup>st</sup> Avenue
- Gateway at Broadway
- Gateway at Fruitridge
- Community Garden
- Negotiation with property owners for the acquisition of opportunity sites

Site acquisitions include:

- 3200 MLK Blvd (APN: 013-0354-006-0000)
- 3208 MLK Blvd (APN: 013-0354-007-0000)
- 3216 MLK Blvd (APN: 013-0354-008-0000)
- 3440 MLK Blvd (APN: 013-0355-012-0000)
- 3448 MLK Blvd (APN: 013-0355-013-0000)
- 3301 12th Ave (APN: 013-0392-023-0000)
- 3307 12th Ave (APN: 013-0392-011-0000)

MLK Streetscape Improvements Include:

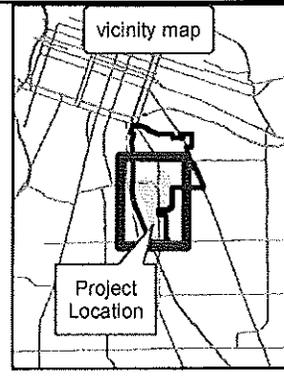
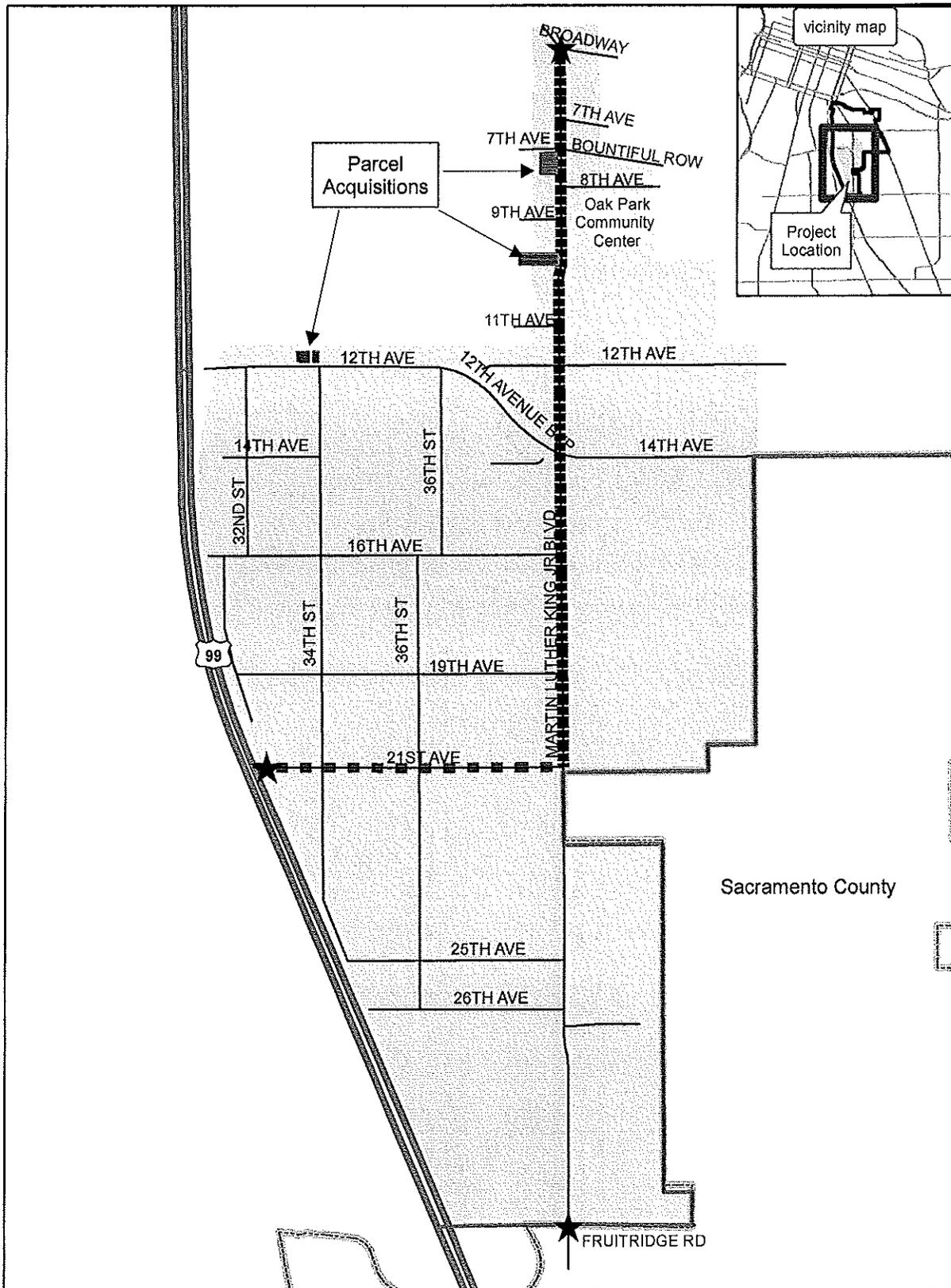
- Reduction of lane width to 11 feet
- Colored bike lanes
- Increased sidewalk width to 7 feet
- Planter Bulb-Outs at intersections
- Pedestrian Oasis
- Pedestrian-Scaled Lighting
- Street Trees

The implementation of **MLK Phase II** Improvement projects are recommended once the MLK Phase I Improvements are completed and funding is available. The MLK Phase II Improvement projects include:

- MLK Streetscape Improvements from 21<sup>st</sup> Avenue to Fruitridge
- Detailed Alley Assessment and Action Plan
- Exploration and Evaluation of Park and Plaza Projects
- Assessment of Regional Transit Routes for Potential Expansion or Revision



# MLK Phase I Improvements



Acquisition	21st Ave Streetscape Improvements	0      0.125      0.25 Miles		SHRA GIS August 12, 2008
MLK Phase I Improvements	MLK Master Plan Boundaries			
Gateway				

## **RESOLUTION NO. 2008 -**

**Adopted by the Sacramento City Council**

on date of

### **ACCEPTANCE OF THE MARTIN LUTHER KING JR. BOULEVARD STREETSCAPE AND URBAN DESIGN MASTER PLAN; ESTABLISHMENT OF A CAPITAL IMPROVEMENT PROJECT; APPROVAL OF BUDGET AMENDMENT FOR CAPITAL IMPROVEMENT PROJECT; AUTHORIZATION TO EXECUTE THREE INDIVIDUAL PROJECT AGREEMENTS; RELATED FINDINGS**

#### **BACKGROUND**

- A. In June 2006, the City Council approved the Oak Park Redevelopment Fund Investment Strategy and the Martin Luther King, Jr. Boulevard Corridor Enhancement Project and \$662,513 in MLK Jr. Boulevard Corridor Improvement Funds are available.
- B. The MLK Master Plan will benefit and the improve the Project Area and further the goals of the Redevelopment Plan by improving public facilities and eliminating blighting conditions inside the Project Area, including, without limitation, the lack of adequate infrastructure.
- C. The MLK Master Plan is consistent with the Oak Park Five-Year Implementation Plan.
- D. The Agency considers it desirable to provide \$1,269,479 in Oak Park 2005 Tax Exempt Private Activity and Development Assistance Bond Funds and \$3,577,000 of Oak Park 2005 Taxable Development Assistance Bond Funds to the MLK Jr. Blvd. Corridor Improvements. Council has determined that no current alternative funding sources are available for this Project.
- E. The proposed action to authorize funding for MLK Master Plan Phase I Improvements is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15301. The National Environmental Policy Act (NEPA) does not apply.

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

Section 1. All of the evidence presented having been duly considered, the findings,

including the environmental findings contained in the staff report, are approved.

Section 2. In accordance with California Redevelopment Law Section 33445, the City Council further finds and determines that:

- (a) The MLK Master Plan will benefit the Project Area by improving inadequate infrastructure and transportation facilities and improving pedestrian sidewalks and bicycle paths, thereby improving access and safety for residents and business customers in the Project Area.
- (b) No other reasonable means of financing the Project are available to the community.
- (c) The payment and cost for the Project is consistent with the Project Implementation Plan and will assist in eliminating blighting conditions that include inadequate infrastructure in the Project Area and will improve unsafe conditions.

Section 3. The FY08/09 Capital Improvement Project is amended by appropriating \$1,269,479 in Oak Park 2005 Tax Exempt Private Activity and Development Assistance Bond Funds, \$3,577,000 of Oak Park 2005 Taxable Development Assistance Bond Funds to the MLK Jr. Blvd. Corridor Improvements.

Section 4. The City Manager or his designee is authorized to enter into Individual Project Agreements with the Redevelopment Agency of the City of Sacramento to accept \$5,253,592 in Agency funding or such other funding amount as the Agency may reasonably authorize to carry out CIP number T15098500.

Section 5. The City Manager or his designee is authorized to take all actions and execute such instruments as may be necessary to implement the IPAs.

## **RESOLUTION NO. 2008 -**

**Adopted by the Redevelopment Agency of the City of Sacramento**

on date of

**ACCEPTANCE OF THE MARTIN LUTHER KING JR. BOULEVARD STREETScape AND URBAN DESIGN MASTER PLAN; AUTHORIZING ACQUISITION OF PROPERTY AT 3200, 3208, 3216, 3440, 3448 MLK BOULEVARD AND 3301 AND 3307 12<sup>TH</sup> AVENUE FOR JUST COMPENSATION; AMENDMENT OF 2008 AGENCY BUDGET; AUTHORIZATION TO EXECUTE THREE INDIVIDUAL PROJECT AGREEMENTS; RELATED FINDINGS**

### **BACKGROUND**

- A. In June 2006, the City Council approved the Oak Park Redevelopment Fund Investment Strategy and the Martin Luther King, Jr. (MLK) Boulevard Corridor Enhancement Project.
- B. The MLK Phase I Improvements will benefit and the improve the Project Area and further the goals of Redevelopment Plan by improving public facilities and eliminating blighting conditions inside the Project Area, including, without limitation, the lack of adequate infrastructure.
- C. The MLK Phase I Improvements is consistent with the Oak Park Five-Year Implementation Plan.
- D. The Agency considers it desirable to provide \$662,513 in existing MLK Jr. Boulevard Corridor Improvement Funds, \$1,269,479 in Oak Park 2005 Tax Exempt Private Activity and Development Assistance Bond Funds and \$3,577,000 of Oak Park 2005 Taxable Development Assistance Bond Funds to the MLK Jr. Blvd. Corridor Improvements. Council has determined that no current alternative funding sources are available for this Project.
- E. Acquisition and development of these vacant and underutilized sites will eliminate blighting conditions and promote revitalization and private investment within the Project Area.
- A. The Agency considers it desirable to provide \$1,158,000 of Oak Park 2008 Tax Increment Developers Assistance Funds for the acquisition of 3200, 3208, 3216, 3440, 3448 Martin Luther King Jr. Boulevard and 3301, 3307 12th Avenue.
- B. Acquisition of the property as described herein is in furtherance of the Oak Park Redevelopment Plan. Acquisition of the property does not commit the Agency to proceed with a development project. California Environmental Quality Act

(CEQA) Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Environmental review of the proposed project will be conducted once the scope of development of the property has been defined. Therefore, this action is exempt from environmental review. National Environmental Policy Act (NEPA) does not apply.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:**

- Section 1. All of the evidence presented having been duly considered, the findings, including the environmental findings are approved.
- Section 2. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:
- (a) The MLK Phase I Improvements will benefit the Project Area by improving inadequate infrastructure and transportation facilities and improving pedestrian sidewalks and bicycle paths, thereby improving access and safety for residents and business customers in the Project Area.
  - (b) No other reasonable means of financing the Project are available to the community.
  - (c) The payment and cost for the Project is consistent with the Project Implementation Plan and will assist in eliminating blighting conditions that include inadequate infrastructure in the Project Area and will improve unsafe conditions.
- Section 3. The Executive Director, or designee, is authorized to take all actions as may be reasonably necessary to purchase the following parcels ("Property"), for not substantially more than just compensation, as established by an independent appraisal of a duly qualified appraiser:

3200 MLK (APN: 013-0354-006-0000)  
 3208 MLK (APN: 013-0354-007-0000)  
 3216 MLK (APN: 013-0354-008-0000)  
 3440 MLK (APN: 013-0355-012-0000)  
 3448 MLK (APN: 013-0355-013-0000)  
 3301 12th Ave (APN: 013-0392-023-0000)  
 3307 12th Ave (APN: 013-0392-011-0000)

- Section 4. The Executive Director, or designee, is authorized to amend the 2008 Agency Budget to transfer \$1,158,000 of Oak Park 2008 Tax Increment Developers Assistance Funds to the Acquisition of 3200, 3208, 3216, 3440, 3448 Martin Luther King Jr. Boulevard and 3301, 3307 12th Avenue and carry out related actions.
- Section 5. The Executive Director, or designee, is authorized to purchase the Properties and carry out all actions reasonably necessary to accomplish the purchase of the properties and prepare the site for development, including maintenance, security expenses and historic site evaluation.
- Section 6. The Executive Director, or designee, is authorized to amend the 2008 Agency Budget by transferring \$1,269,479 of Oak Park 2005 Tax Exempt Private Activity and Development Assistance Bond Funds, \$3,577,000 of Oak Park 2005 Taxable Development Assistance Bond Funds to the MLK Jr. Blvd. Corridor Improvements project.
- Section 7. The Executive Director, or designee, is authorized to execute Individual Project Agreements with the City of Sacramento to accept \$5,508,992 to carry out the project (T15098500).

