



**REPORT TO THE
REDEVELOPMENT AGENCY
AND CITY COUNCIL
of the City of Sacramento**

**915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org**

**CONSENT
March 8, 2011**

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

Title: Docks Promenade Parkway - Phase II Construction

Location/Council District: Sacramento Riverfront from O Street to R Street, District 1

Recommendation:

- 1) Adopt a City Resolution:** Approving and authorizing the City Manager or his designee to amend the existing Docks Promenade Construction Project; and IPA to increase the amount by \$525,000 (B18430000, Fund 3702) for matching grant funds and the construction of the Docks Promenade Parkway, Phase II.

- 2) Adopt a Redevelopment Agency Resolution:** Authorizing an IPA to transfer Merged Downtown Tax Increment Funds from Pioneer Bridge (6301004488) to the Docks Promenade Parkway Construction Project (B18430000, Fund 3702) in the amount of \$525,000.

Contact: Beth Tincher, Senior Project Manager, 808-7730; Leslie Fritzsche, Downtown Division Manager, 808-5450.

Presenters: Not applicable
Department: Economic Development
Division: Downtown Development
Organization No: 18001021

Description/Analysis:

Issue: On October 16, 2007, the City Council approved the design concept for the Docks Promenade Parkway. The City envisioned that the promenade would be built in four phases. The proposed promenade in its entirety is a mile-long 20-foot-wide pedestrian and bicycle path extending from the existing promenade (Tower Bridge to O

Street) to Miller Park (Attachment 1, 2 and 3) The proposed project is located in one of the most historic areas of Sacramento, its waterfront. The Sacramento River was the City's main source of transportation at the turn of the century and with the introduction of rail during the Gold Rush period, the Docks Area became Sacramento's trading and industrial area. After the departure of major industry, the large portions of the site were left vacant, blighted and contaminated. The Docks Promenade Parkway will provide public access to Sacramento Riverfront.

In July, 2008, the City Council authorized the construction of Phase I of the Promenade from O Street to R Street as well as the development of a park at R Street. Construction began in March 2009 and was completed in June 2010.

Staff has been in the process of finalizing construction drawings for Phase II of the Docks Promenade Parkway which will extend the promenade from R Street to T Street. It is important to build the Promenade Parkway Phase II. It provides an additional connection to the Riverfront and the Docks area and provides a catalyst for the Docks Redevelopment project. The description of elements contained in Phase I is outlined in more detail in Attachment 4.

With 100% construction drawings for Phase II, the City is in the process of obtaining the necessary permits from the Central Valley Flood Protection Agency, the Army Corp of Engineers, State Lands Commission, Caltrans and City departments and the City will be in the position to construct Phase II once funding has been identified. The City will continue to identify grant opportunities such as Proposition 84 and Proposition 50 to obtain the remainder of the required funding.

In October, 2011, the City applied for a Federal Grant of \$2,176,788 to relocate rail lines in the Docks area to make room for promenade construction. A total of \$241,864 of matching funds is required upon an award of funds. Staff is requesting approval of the transfer of \$525,000 to provide for grant matching funds and to provide for a portion of the construction funds.

Policy Considerations:

Sacramento Riverfront Master Plan - The recommended actions are consistent with prior City Council direction related to the implementation of the 2005 Sacramento Riverfront Master Plan.

Redevelopment Agency of the City of Sacramento – The recommended actions are consistent with the Amended Merged Downtown Redevelopment Plan, the 2005-2009 Merged Downtown Redevelopment Plan and the 2005-2007 Docks Area Community Planning Process. Redevelopment of the Docks Area will eliminate blight by: 1) eliminating environmental deficiencies in the Merged Project Area, including mixed uses, small and irregular lots, obsolete, aged and deteriorated buildings, inadequate public improvements, and uneconomic land uses; and 2) strengthening retail and other commercial functions in the downtown area by the installation of needed site improvements inside the Merged Downtown Project Area to stimulate new commercial expansion, employment and economic growth.

Environmental Considerations: In accordance with the California Environmental Quality Act (CEQA) Guidelines and Title 14, Section 15070 of the California Code of Regulations, the City prepared an Initial Study and a Mitigated Negative Declaration for the project. On July 15, 2008, the Redevelopment Agency and the City of Sacramento approved the Mitigated Negative Declaration and adopted a Mitigation Monitoring Plan for all phases of promenade construction. Because there is neither any new information of substantial importance nor any substantial changes with respect to the circumstances under which the project will be undertaken that would require the preparation of supplemental environmental documentation, the recommended actions do not require further environmental review pursuant to CEQA Guidelines Section 15162 and 15163.

Sustainability: The promenade design contains a wide range of sustainable features and integrates natural systems with human use, design aesthetics and educational elements resulting in a successful recreational park design. The City is utilizing a variety of sustainable techniques to implement the proposed project including using water efficient irrigation, sheeting water towards planting area, requiring 10% of the materials for the project construction to be of recycled materials, utilizing a plant palette that excludes invasive plant material, using energy efficient outdoor lighting, reducing use of fossil fuels by locally sourcing material, minimizing soil erosion and discharge of pollutants into the stormwater system, providing for an alternative mode of transportation route, and converting a old industrial site to a usable recreational facility.

Rationale for Recommendation: Approval will allow the City to continue the momentum to attain its vision outlined in the Sacramento Riverfront Master Plan (SRMP) to regain and redevelop the waterfront into a vibrant mixed use neighborhood adjacent to a regional recreational facility along the Sacramento Riverfront.

Development of the Promenade Phase II will be a catalyst for the Docks redevelopment and meets the following project goals:

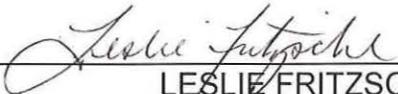
- Redevelopment of the Docks Area as a mixed-use neighborhood that provides public access to the riverfront; pedestrian and bicycle linkages that integrate the area with the adjacent waterfront and downtown; and high-quality public space, including a riverfront promenade; and
- Continued improvement of bicycle and pedestrian access throughout the city and to adjoining neighborhoods.

The funds will allow the City to accept a federal grant of \$2.1 million if awarded and provides funds for the construction of Phase II. The funds requested in this report have been previously allocated for the Docks project.

Financial Considerations: On October 16, 2007, the City Council established a Capital Improvement Project for the construction of the Docks Promenade Parkway Project.

It is anticipated that the total project cost of the Docks Promenade Parkway: Phase II is \$5,029,190. The City submitted a grant application for Federal Rail Relocation Funds of \$2,176,788 to fund the relocation of the excursion train rail lines. If the City receives this award, the City will be required to provide matching funds of \$241,684. Staff is requesting approval to transfer Merged Downtown Redevelopment funds of \$525,000 (Pioneer Bridge) to provide for the grant matching funds requirements, and to provide for a portion of the construction costs.

Emerging Small Business Development (ESBD): The selection of consultants during the RFQ process for a general contractor and for any subsequent subcontractors for the project named in this report will follow City established guidelines for inclusion of ESBD firms.

Respectfully Submitted by: 
LESLIE FRITZSCHE
Redevelopment Manager

Approved by: 
JAMES R. RINEHART
Economic Development Director

Recommendation Approved:

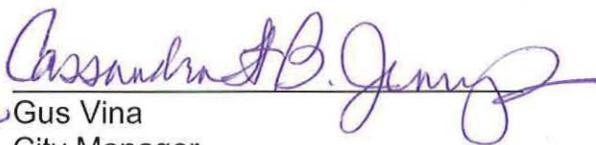

for Gus Vina
City Manager

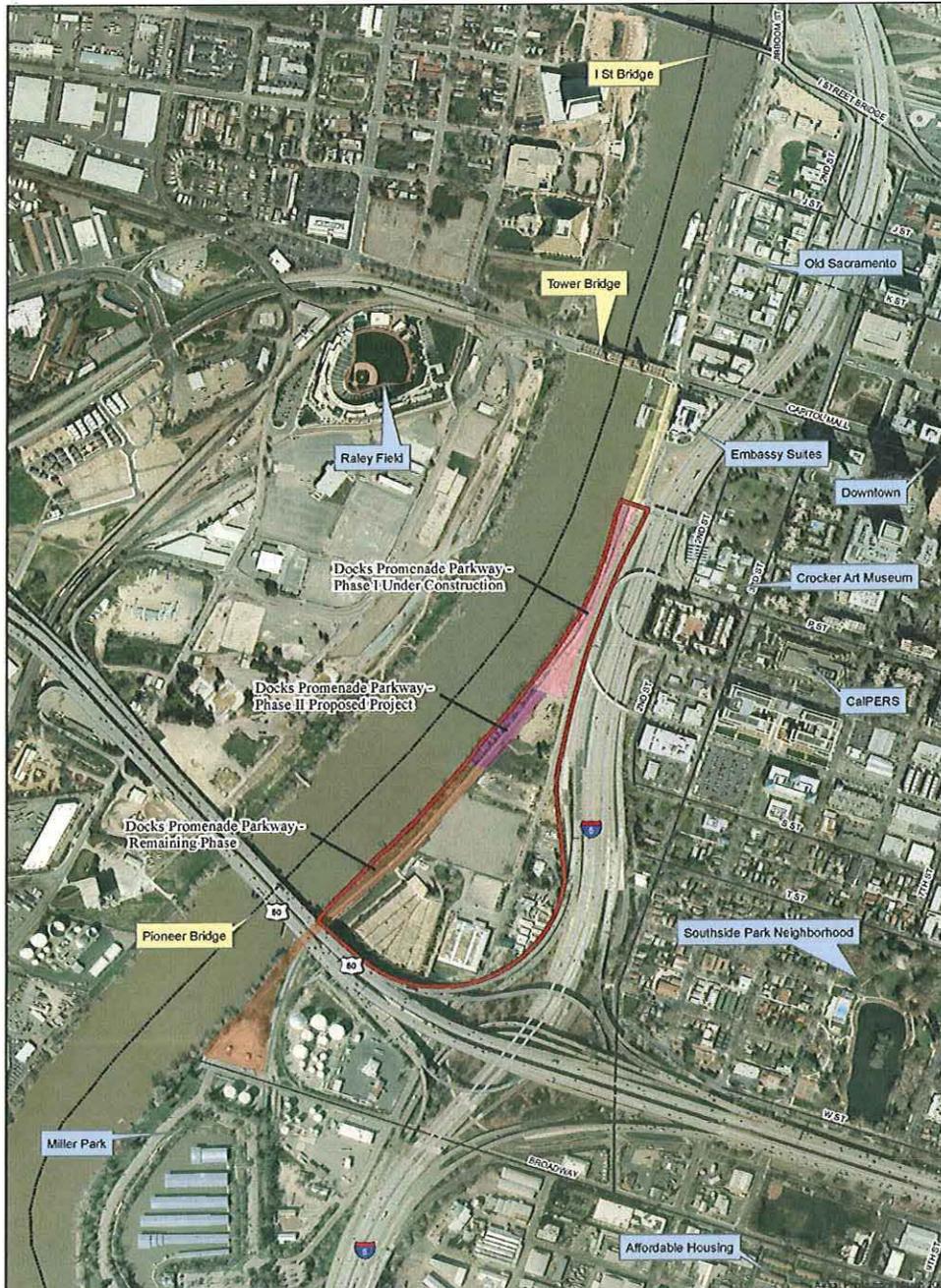
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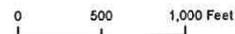
ATTACHMENT 1

Map of the Docks Area Promenade Parkway and Promenade Phase II Project



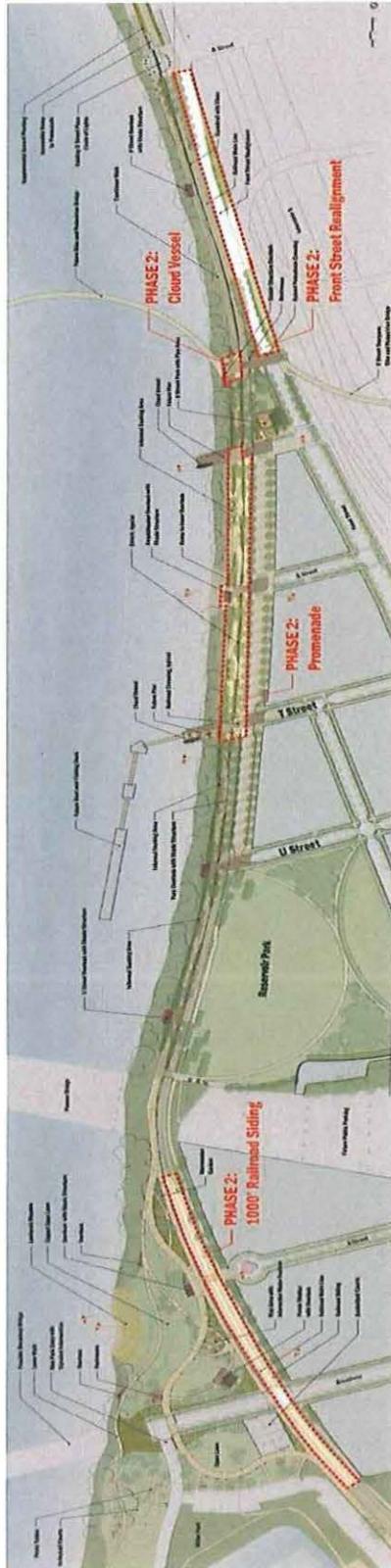
Docks Promenade Parkway- Phase II

- Previously Constructed Promenade
- Docks Promenade Parkway - Phase I Under Construction
- Docks Promenade Parkway - Phase II Proposed Project
- Docks Promenade Parkway - Remaining Phase
- Population Centers
- Total Docks Redevelopment Project Area





ATTACHMENT 3 Docks Promenade Parkway Design from O Street to Miller Park: Phase II improvements



Promenade Plan - Phase 2

The Docks Promenade

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ATTACHMENT 4
Docks Promenade Parkway – Phase II
Detailed Scope of Work

Phase II construction includes:

- 1) The promenade from R Street to T Street
- 2) A pile-supported overlook extending over the flood wall at Q Street
- 3) An enlarged overlook with seating and a shade structure on the river side of the promenade at S Street
- 4) An overlook at T Street
- 5) A total of 1,128 track feet (includes 241 track feet for transitioning back to existing main line) of realigned main track from R Street to T Street with crossing upgrades at future S and T streets crossings, relocating 1215 track feet of secondary track south of Pioneer Bridge. [A potential “add alternate” being considered would increase the transition from 241 feet to 348 feet. This transition alternative would not only include additional rail track but also extend the paved promenade for an additional 107 feet.]
- 6) Realigned Front Street from the Q Street pedestrian crossing at Front Street to O Street to accommodate the extension of on-street bike lanes.
- 7) A total of 1,034 track feet of new secondary track just south of Pioneer Bridge to Broadway



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ATTACHMENT 5

Background Information

Promenade Design

In 2005-2008, the City of Sacramento (City) engaged in an extensive community planning process to further define the Docks Area. The Docks Area community planning process resulted in a Draft Specific Plan for a high-density, mixed-use neighborhood with a riverfront promenade along the Sacramento River.

In August, 2006, Walker Macy was awarded a contract for the Docks Promenade design. The Docks Promenade design was developed through an extensive public planning process, 21 meetings in all. These included meetings for members of the public, special interest groups, neighborhood groups, stakeholders, and adjacent property owners. The City also held public input sessions within the adjacent neighborhoods and business districts by presenting at the Sacramento Neighborhood Area 1, Southside Park Neighborhood Group, Broadway Business Association, the Downtown Sacramento Partnership, and the Old Sacramento Business Association meetings.

In October 2007, the City Council approved 30% design for the entire Docks Promenade from O Street to Miller Park

On July 18, 2008, the City Council approved the construction of Docks Promenade Phase I, building components of the promenade from O Street to R Street and building a .7 acre park at R Street. Construction began in March 2009 and was completed in June 2010.

The City began developing 60% construction drawings in June 2010 for Phase II. In December 2010, the City completed 100% construction documents and began the permitting process.

In October 2010, the City also applied for a grant for rail relocation funds of \$2,176,788.

ATTACHMENT 6**RESOLUTION NO. 2011 -**

Adopted by the Sacramento City Council

**APPROVING THE DOCKS PROMENADE PARKWAY PROJECT INDIVIDUAL PROJECT AGREEMENT AND AMENDING THE DOCKS PROMENADE PARKWAY PROJECT CIP IN THE AMOUNT OF \$525,000****BACKGROUND**

- A. In July 2003, the City Council of the City of Sacramento accepted the Sacramento Riverfront Master Plan (Master Plan). The Master Plan includes the Docks Area as an opportunity site. The original concept for the Docks Area included a mixed-use neighborhood and a riverfront promenade.
- B. In 2005-2008, the City of Sacramento (City) engaged in an extensive community planning process to further define the Docks Area. The Docks Area community planning process resulted in a Draft Specific Plan for a high-density, mixed-use neighborhood with a riverfront promenade along the Sacramento River.
- C. In August 2006, the City Council awarded a contract to Walker Macy for the Docks Promenade Design.
- D. In July 2008, the City Council approved the budget and funding for the construction of Docks Promenade Parkway – Phase I. Construction began March 2009 and was complete in June 2010.
- E. In October 2010, the City applied for a federal grant for rail relocation in the Docks area to make room for the Promenade. The grant application requires a match of local funds.
- F. In December 2010, the City completed construction drawings for the Docks Promenade Phase II and is proceeding with the permitting process.
- G. On July 15, 2008, the City of Sacramento approved the Mitigated Negative Declaration and adopted a Mitigation Monitoring Plan for all phases of promenade construction. Because there is neither any new information of substantial importance nor any substantial changes with respect to the circumstances under which the project will be undertaken that would require the preparation of supplemental environmental documentation, the recommended action do not require further environmental review pursuant to CEQA Guidelines Section 15162 and 15163.

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

Section 1 The City Manager or his designee is authorized to enter into an Individual Project Agreement with the Redevelopment Agency of the City of Sacramento for \$525,000 to provide for grant matching fund requirements and to fund a portion of the Docks Promenade Parkway, Phase II construction.

Section 2 The City Manager is authorized to amend the Docks Promenade Construction Project (B18430000, Fund 3702) by \$525,000.

Attachment 7

RESOLUTION NO. 2011-

Adopted by the Redevelopment Agency
of the City of Sacramento

**MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT PROJECT AREA
DOCKS AREA CAPITAL IMPROVEMENT PROJECT
AND FUNDING**

BACKGROUND

- A. In July 2003, the City Council of the City of Sacramento accepted the Sacramento Riverfront Master Plan (Master Plan). The Master Plan includes the Docks Area as an opportunity site. The original concept for the Docks Area included a mixed-use neighborhood and a riverfront promenade.
- B. In 2005-2008, the City of Sacramento (City) engaged in an extensive community planning process to further define the Docks Area. The Docks Area community planning process resulted in a draft Specific Plan for a high-density, mixed-use neighborhood with a riverfront promenade along the Sacramento River.
- C. In August 2006, the City Council awarded a contract to Walker Macy for the Docks Promenade Design.
- D. In July 2008, the City Council approved the budget and funding for the construction of Docks Promenade Parkway – Phase I. Construction began March 2009 and was complete in June 2010.
- E. In October 2010, the City applied for a federal grant for rail relocation in the Docks area to make room for the Promenade. The grant application requires a match of local funds.
- F. In December 2010, the City completed construction drawings for the Docks Promenade Phase II and is proceeding with the permitting process.
- G. On July 15, 2008, the City of Sacramento approved the Mitigated Negative Declaration and adopted a Mitigation Monitoring Plan for all phases of promenade construction. Because there is neither any new information of substantial importance nor any substantial changes with respect to the circumstances under which the project will be undertaken that would require the preparation of supplemental environmental documentation, the recommended

action do not require further environmental review pursuant to CEQA Guidelines Section 15162 and 15163.

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

Section 1 After due consideration of the evidence presented, the findings, including the environmental findings regarding this action as stated in the staff report that accompanies this Resolution, are approved.

Section 2 Pursuant to section 33445 of the Health and Safety Code of the State of California, the Agency makes the following findings:

- a) The Docks Area Project, including the construction of promenade improvements are of benefit to the Merged Downtown Redevelopment Project Area because the improvements will be a catalyst for development of a high-density mixed-use development and the remediation of a Brownfields site.
- b) There are no other reasonable means of financing a portion of the Project and funds must be committed prior to the grant application.
- c) The use of redevelopment area tax increment proceeds for the Project will result in the elimination of blighting influences of inadequate, under-capacity and dilapidated infrastructure inside the Project Area and the Projects is consistent with the implementation plan adopted pursuant to Health and Safety Code of the State of California, section 33490.

Section 3 The Executive Director or her designee is authorized to enter into an Individual Project Agreement with the City of Sacramento to transfer \$525,000 from the Merged Downtown tax increment funds from Pioneer Bridge (6301004488) to the Docks Promenade Parkway Project (B18430000, Fund 3702).