



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

14

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent
April 26, 2011

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

Title: Allocation Of Funding For Construction Of The Franklin Boulevard Street Improvement Project

Location/Council District: Franklin Boulevard Redevelopment Project Area; Franklin Boulevard – 47th Avenue, north to the Sacramento County line; City District 5; County District 2; Jointly Administered Redevelopment Area

Recommendation: Adopt a 1) **City Council Resolution** authorizing the Interim City Manager, or his designee to approve California Redevelopment Law 33445 project and environmental findings; 2) **Redevelopment Agency Resolution** authorizing the Executive Director, or her designee to: a) transfer \$2 million from Franklin Boulevard Development Assistance Tax Increment to the Franklin Boulevard Street Improvement Project; and b) execution of a Memorandum of Agreement (MOA) with the County of Sacramento Department of Transportation to transfer \$2 million of Franklin Boulevard Development Assistance Tax Increment to construct the project.

Contact: Chris Pahule, Assistant Director, Community Development, 440-1350

Presenters: N/A

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The Franklin Boulevard Redevelopment Project Area was jointly created by the City and County of Sacramento in 1993. In 2001, to develop a plan for future investment to reposition the commercial corridor, the City and County adopted the Franklin Boulevard Urban Design Master Plan (UDP). The UDP identified specific infrastructure needs and recommendations for future projects. Since then, the Redevelopment Agency (Agency) has invested over \$2.5 million in street improvements, leveraging approximately \$5 million for these improvements. The first phase of street improvements was constructed in 2008 and facilitates improved vehicle/pedestrian safety and provides enhanced improvements on Franklin Boulevard from 47th Avenue, to Turnbridge Road. The

Allocation of Funding for Franklin Boulevard Street Improvements

second phase recommended in this report, Franklin Boulevard Street Improvement Project (Project) is located from 47th Avenue, north to the County line, the Agency allocated \$1.02 million to complete the design, environmental and right of way acquisition. The project is scheduled to be bid in early 2012, subject to right-of-way acquisition and approval of additional construction funding.

Policy Considerations: The action recommended in this report is consistent with the goals listed in the Franklin Boulevard Redevelopment Plan, Implementation Plan (2009-2014) and the Franklin Boulevard Urban Design Master Plan.

Environmental Considerations: The County of Sacramento prepared a Mitigated Negative Declaration (MND) in 2006 for the "Franklin Boulevard Landscape and Streetscape Project" (Franklin Boulevard Project) in accordance with the California Environmental Quality Act (CEQA). The Franklin Boulevard Project was approved, and the MND was adopted by the Sacramento County Board of Supervisors on February 14, 2006. A Notice of Determination was subsequently filed on February 17, 2006. The actions proposed herein are in furtherance of the previously approved Franklin Boulevard Project. The MND was reviewed and the environmental effects were considered pursuant to CEQA Guidelines Section 15096(f). 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 preparation of supplemental environmental documentation, the recommended actions do not require further environmental review pursuant to CEQA Guidelines Section 15162 or 15163. There is no federal funding associated with the actions; therefore, the National Environmental Policy Act (NEPA) does not apply.

Sustainability Considerations: The activities included in this report have 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: street and infrastructure improvements aligns with goal number five – Public Health and Nutrition, item 3 – Create Healthy Urban Environments through Restorative Redevelopment.

PAC/RAC Action: Agency and the County Department of Transportation (DOT) staff have worked with the businesses, property owners, and nearby residents in the "Avenues" to design a project that provides enhanced improvements, access for the businesses and safety for the residents. Community input was received through an interactive workshop, a presentation at the "Avenue's" Resident monthly meeting, a presentation to the North Franklin District Business Association, on going meetings with leaders at the Campbell Soup Supply Company, and a door to door walk of the remaining businesses in the project area. All feedback on this proposed project was positive.

Allocation of Funding for Franklin Boulevard Street Improvements

Committee/Commission Action: At its meeting on April 6, 2011 the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Alcalay, Burruss, Chan, Johnson, Morgan, Morton, Rosa, Shah, Stivers

NOES: None

ABSENT: Fowler, Gore

Rationale for Recommendation: The Franklin Boulevard Redevelopment Area Implementation Plan (2009-2014) and the Urban Design Master Plan (2001) guide the development of street improvements projects on the commercial corridor. The allocation of funding will increase public safety, eliminate blight caused by inadequate and deteriorating street systems, and spur private investment on Franklin Boulevard.

The City invested in a significant portion of Franklin Boulevard starting in 1985 with the under grounding of all utilities and the installation of curb, gutter and sidewalks from 12th Avenue/Sutterville Road to Fruitridge Road. This was prompted by a Sacramento Union article that characterized Franklin Boulevard as "The Ugliest Street in Sacramento". Since then, in 2007, an investment of \$1 million was made at the intersection of Franklin Boulevard and Fruitridge Road that provided expanded left turn lanes, improved vehicle and pedestrian safety amenities such as bi-furcated sidewalks, trees, curb, gutters, pedestrian crossings with safety islands, and landscaping in medians and sidewalks.

Approval of this report will provide construction funding for roadway and landscape improvements as part of an overall effort to revitalize the commercial corridor with enhanced amenities that will eliminate blight, improve the image of the area, improve inadequate infrastructure, and increase safety for pedestrians and vehicles traveling on Franklin Boulevard and provide a continuation of the street improvements that have already been completed on Franklin Boulevard in the County. The project, as designed, improves approximately ½ mile of Franklin Boulevard with raised landscaped medians, drainage enhancements, separated sidewalk with a landscape buffer, pedestrian crossings, modification of a traffic signal, and a new gateway monument at Franklin Boulevard/47th Avenue. Additionally, the project includes a donation of over 27,000 square feet of Campbell's Soups land to remove 2,500 linear feet of chain link fence and replace it with decorative wrought iron fencing. The total construction cost estimate is approximately \$4 million. This report recommends an initial investment of \$2 million of redevelopment funding to construct many of the base public infrastructure improvements. Agency and County DOT staff will work to identify local and competitive regional funding opportunities for the remaining construction of the project with the goal of starting construction by summer 2012.

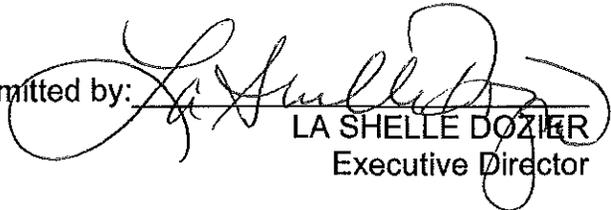
April 26, 2011

Allocation of Funding for Franklin Boulevard Street Improvements

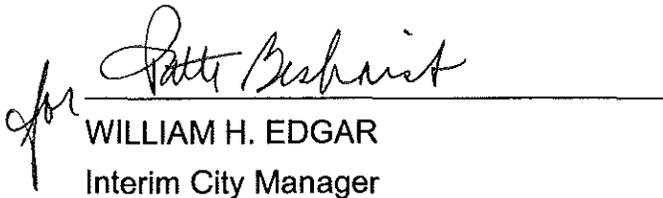
Financial Considerations: This report recommends a transfer of \$2 million of Franklin Boulevard Development Assistance Tax Increment funds for construction of Franklin Boulevard street improvements as designed by the County Department of Transportation.

M/WBE Considerations: The activities recommended in this staff report do not involve federal funding; therefore, there are no M/WBE requirements.

Respectfully Submitted by:


LA SHELLE DOZIER
Executive Director

Recommendation Approved:


WILLIAM H. EDGAR
Interim City Manager

Approved as to form:


Agency Counsel

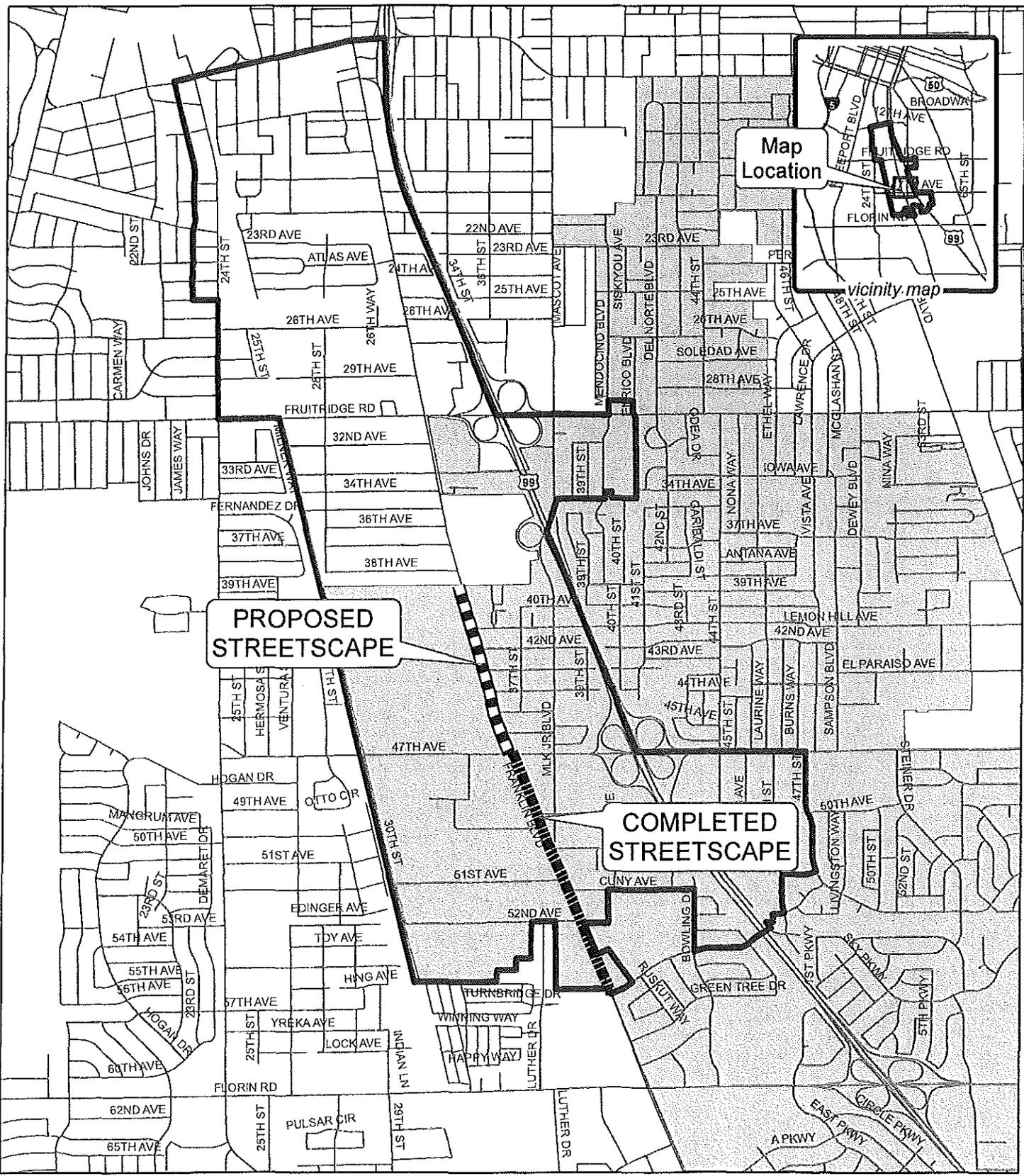
APPROVED AS TO FORM:


CITY ATTORNEY

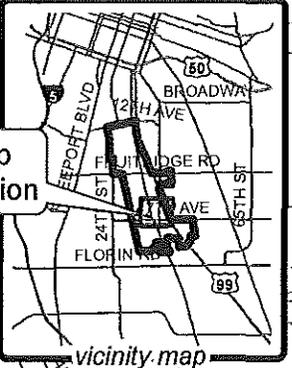
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Franklin Boulevard Streetscape Improvements - County 47th Avenue North to County Line



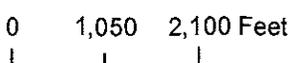
Map Location



PROPOSED STREETSCAPE

COMPLETED STREETSCAPE

- Franklin Blvd Redevelopment Area
- Completed Streetscape
- Proposed Streetscape
- Sacramento County



SHRA GIS
February 23, 2011



RESOLUTION NO. 2011 -

Adopted by the Sacramento City Council

on date of

ALLOCATION OF FRANKLIN BOULEVARD TAX INCREMENT FUNDS FOR FRANKLIN BOULEVARD STREET IMPROVEMENTS FROM 47TH AVENUE, NORTH TO THE COUNTY LINE; RELATED FINDINGS

BACKGROUND

- A. Franklin Boulevard is a joint City and County redevelopment area.
- B. The Redevelopment Agencies of the City and County adopted the Franklin Boulevard Implementation Plan and the Urban Design Master Plan to guide development on the Boulevard, to eliminate blight and revitalize Franklin Boulevard.
- C. The Franklin Boulevard Redevelopment Plan calls for the elimination and prevention of blight by the installation and replacement of inadequate public infrastructure and enhanced improvements.
- D. The project will provide street improvements on Franklin Boulevard from 47th Avenue, north to the County line. Improvements may include raised landscaped median, curb, gutter, separated sidewalk with a landscape buffer, pedestrian crossings, modification of the traffic signal gateway monument and removal of over 2,500 linear feet of chain link fence replaced with a wrought iron fence and full ADA compliance.
- E. Public infrastructure goals were adopted in the Franklin Boulevard Implementation Plan (2009 – 2014) by the Redevelopment Agency.
- F. \$1.02 million of Franklin Boulevard Tax Increment has already been allocated for the project design related actions.
- G. An additional \$2 million is needed for the construction of this phase of street improvements in the County.
- H. The County of Sacramento prepared a Mitigated Negative Declaration (MND) in 2006 for the “Franklin Boulevard Landscape and Streetscape Project” (Franklin Boulevard Project) in accordance with the California Environmental Quality Act (CEQA). The Franklin Boulevard Project was approved, and the MND was adopted by the Sacramento County Board of Supervisors on February 14, 2006. A Notice of Determination was subsequently filed on February 17, 2006. The

actions proposed herein are in furtherance of the previously approved Franklin Boulevard Project. The MND was reviewed and the environmental effects were considered pursuant to CEQA Guidelines Section 15096(f). 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 preparation of supplemental environmental documentation, the recommended actions do not require further environmental review pursuant to CEQA Guidelines Section 15162 or 15163. There is no federal funding associate with the actions; therefore, 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 environmental findings as listed above, are approved.
- Section 2. In accordance with California Redevelopment Law Section 33445, the City Council finds and determines that:
- (a) The Project will benefit the project area by improving inadequate infrastructure through construction of street improvements.
 - (b) No other reasonable means of financing the Project is available to the community.
 - (c) The proposed action to construct improvements on Franklin Boulevard from 47th Avenue, north to the County line is consistent with the Franklin Boulevard Implementation Plan (2009-2014) and will assist in eliminating blighting conditions that include inadequate and undersized infrastructure within the Project Area and providing enhanced improvements.



RESOLUTION NO. 2011 -

Adopted by the Redevelopment Agency of the City Sacramento

on date of

ALLOCATION OF FRANKLIN BOULEVARD TAX INCREMENT FUNDS FOR FRANKLIN BOULEVARD STREET IMPROVEMENTS FROM 47TH AVENUE, NORTH TO THE COUNTY LINE; RELATED FINDINGS

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

- Section 1. All of the evidence presented having been duly considered, the findings, including environmental findings as listed above, are approved.
- Section 2. In accordance with California Redevelopment Law Section 33445, the Redevelopment Agency of the City finds and determines that:
- (a) The Project will benefit the project area by improving inadequate infrastructure through construction of street improvements.
 - (b) No other reasonable means of financing the Project is available to the community.
 - (c) The proposed action to construct improvements on Franklin Boulevard from 47th Avenue, north to the County line is consistent with the Franklin Boulevard Implementation Plan (2009-2014) and will assist in eliminating blighting conditions that include inadequate and undersized infrastructure within the Project Area and providing enhanced improvements.
- Section 3. The Executive Director, or her designee, is authorized to amend the Agency budget to transfer \$2 million from Franklin Boulevard Development Assistance tax increment funds to fund the construction of street improvements on Franklin Boulevard from 47th Avenue, north to the County line, which is located within the Redevelopment Project Area.
- Section 4. The Executive Director, or her designee, is authorized to execute a Memorandum of Agreement (MOA) with the County of Sacramento to transfer \$2 million to complete the street improvements on Franklin Boulevard from 47th Avenue, north to the County line. Improvements may include raised landscaped median, curb, gutter, separated sidewalk with a landscape buffer, pedestrian crossings, modification of the traffic signal gateway monument; replacement of over 2,500 linear feet of chain link fence with a wrought iron fence; and improvements to achieve ADA compliance.