



City of Sacramento City Council

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915 I Street, Sacramento, CA, 95814
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Meeting Date: 6/26/2012

Report Type: Consent

Title: Sewer Credit approval: The Broadway Triangle

Report ID: 2012-00580

Location: District 5

Recommendation: Pass a Resolution, awarding 17.75 Sacramento Regional County Sanitation District (SRCSD) connection fee credits to The Broadway Triangle, LLC for the project known as The Broadway Triangle.

Contact: Sabrina Tefft, Project Manager, (916) 808-3789, , Economic Development Department

Presenter: None

Department: Economic Development Dept

Division: Citywide Development

Dept ID:

Attachments:

1-Description/Analysis
2-Resolution

City Attorney Review

Approved as to Form
Gerald Hicks
6/19/2012 12:50:47 PM

City Treasurer Review

Reviewed for Impact on Cash and Debt
Russell Fehr
6/15/2012 12:24:52 PM

Approvals/Acknowledgements

Department Director or Designee: Jim Rinehart - 6/18/2012 1:32:21 PM



Description/Analysis

Issue: The City of Sacramento’s Economic Development Department recommends approval of the attached resolution awarding 17.75 Sacramento Regional County Sanitation District (SRCSD) sewer credits to The Broadway Triangle, LLC for the project known as the “Broadway Triangle,” located at 35th Street and 3rd Avenue in Sacramento (APN: 010-0375-001, 010-0375-002, 010-0375-003, 010-0375-004, 010-0375-008, 010-0381-015). The Broadway Triangle, LLC has requested sewer credits for the first phase of the Broadway Triangle project. If the City Council awards The Broadway Triangle, LLC the requested 17.75 sewer credits, the City will have 2964.48 sewer credits remaining. When completed, the first phase of the Broadway Triangle project will include a mix of uses including 10 multi-family infill dwelling units, 6,500 square feet of retail space and 3 market-rate homes.

Policy Considerations: The City of Sacramento views projects that promote urban infill development as an important cornerstone to the City’s economic development goals. The City of Sacramento also supports such projects to make Sacramento the most livable city in America. Approval of the subject recommendation serves to promote this city policy objective by constructing a total of 13 infill development housing units.

Environmental Considerations: This project was subject to an environmental review process as part of its development application approval.

Sustainability: NA

Commission/Committee Action: NA

Rationale for Recommendation: Since 2001, the City has participated in the excess wastewater treatment capacity bank under a memorandum of understanding (MOU) with SRCSD and as required by the MOU, the City Council approved guidelines for allocating and awarding treatment capacity bank credits, most recently in 2006 by Resolution 2006-457. This application for 17.75 sewer credits meets Council-approved guidelines for allocating and awarding of sewer credits because The Broadway Triangle project is an urban and residential infill development, as defined in the City of Sacramento’s General Plan. The project will bring 13 infill housing units to the central city, creating a sustainable and livable community.

Financial Considerations: None

Emerging Small Business Development (ESBD): No goods or services are being purchased as a result of this action.



RESOLUTION NO.

Adopted by the Sacramento City Council

AWARDING 17.75 SACRAMENTO REGIONAL COUNTY SANITATION DISTRICT (SRCSD) SEWER CONNECTION FEE CREDITS TO THE BROADWAY TRIANGLE, LLC FOR THE BROADWAY TRIANGLE PROJECT LOCATED AT 35TH STREET AND 3RD AVENUE, DISTRICT 5 (APN: 010-0375-001, 010-0375-002, 010-0375-003, 010-0375-004, 010-0375-008, 010-0381-015).

BACKGROUND

- A. On March 20, 2001, City Council approved a Memorandum of Understanding (MOU) to initiate City participation in the Sacramento Regional Sanitation District Economic Development Treatment Capacity Bank (Agreement No. 2001-177).
- B. On June 20, 2006, City Council approved amending the MOU between SRCSD and the City to increase the amount of credits that may be awarded to housing projects.
- C. City Council approved Resolution 2006-457, approving criteria for the granting of Treatment Capacity Bank Credits (Credits) for commercial development, Downtown, low-income, and infill / transit-oriented development projects. This project falls within the guidelines within the MOU that states that infill housing, as defined in the City of Sacramento General Plan and located within a designated infill area or site shall govern issuance of credits.
- D. The first phase of the Broadway Triangle project will include a mix of uses including 10 multi-family infill dwelling units, 6,500 square feet of retail space and 3 market-rate homes.
- E. The City of Sacramento has been awarded a total of 8,727 Credits. As of June 2012, the City of Sacramento has issued 5,744.77 Credits to eligible projects.

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

- Section 1. The City Council finds that award of Credits for The Broadway Triangle Mixed Use Development project meets the approved criteria for granting of Credits pursuant to Resolution 2006-457, and hereby awards a maximum of 17.75 SRCSD Credits to The Broadway Triangle, LLC. ("Recipient") for this mixed use infill project located at 35th Street and 3rd Avenue, in Sacramento (APN: 010-0375-001, 010-0375-002, 010-0375-003, 010-0375-004, 010-0375-008, 010-0381-015).

Section 2. Any and all Credits awarded herein shall expire if said Recipient has not paid its requisite sewer impact fee to SRCSD within one year from the date of approval of this Resolution.

Section 3. Any and all Credits awarded herein to said Recipient will expire if all building permits for the 13 infill housing units in the first phase of the Broadway Triangle Mixed Use Development infill housing project are not issued within one year from the date of approval of this Resolution.