



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO City Council and to
Redevelopment Agency
of the City of Sacramento**

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

**Consent Calendar
October 24, 2006**

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

Title: Redding Avenue Alternative Mode Improvements Project

Location/Council District: Redding Avenue from Q Street to South of 4th Avenue
(Council Districts 3 and 6)

Recommendation: City Council adopt a **City Resolution** to amend FY 2006-2007 Capital Improvement Program (CIP) budget by appropriating \$100,000 of 2005 Tax Exempt Bond funds to the Redding Avenue Alternative Mode Improvements Project (Project) and make related findings. Redevelopment Agency adopt an **Agency Resolution** to allocate \$100,000 of 65th Street 2006 Tax Exempt Bond funds to the Project; and authorize an Individual Project Agreement (IPA) with the City of Sacramento for \$100,000 to carry out the Project and make related findings.

Contact: Celia Yniguez, Program Manager, 440-1399 x 1401, Dean M. Fujimoto, Supervising Financial Analyst, 808-5579

Presenters: None

Department: Sacramento Housing and Redevelopment Agency, Department of Transportation

Description/Analysis:

Issue: The City received a Sacramento Area Council of Governments (SACOG) grant of \$745,000 for pedestrian and bicycle improvements along Redding Avenue between 4th Avenue and Q Street. A match of \$100,000 in local funding is required to receive the SACOG grant funding. The City does not have funding available; therefore, this report requests allocation of 65th Street 2006 Tax Exempt Bond funds for the local match. The transfer of funds will occur through an Individual Project Agreement (IPA). This phase of the Project will develop preliminary design, environmental review, final engineering plans and right-of-way acquisition. The second phase will be construction of the improvements.

Redding Avenue Alternative Mode Improvements Project

The proposed improvements include: bike lanes, curb and gutter, landscaped planters, separated sidewalks and decorative lighting. This Project will provide a critical link across the light rail tracks between the two transit villages, 65th Street/University Transit Village to the north and the South 65th Street Area to the south.

Committee/Commission Action: *65th Street Redevelopment Advisory Committee (RAC):* At its January 5, 2006 meeting, the RAC voted to allocate \$100,000 of tax increment as the source for the requisite local match. The votes were as follows:

AYES: Billingsley, Clady, Jones, Little, Lopez, Maleske, O'Mara, Rasmussen, Sikich, Shafer, Stack, Wilson.
 NOES: None.
 ABSENT: Altier, Jaiyeoba.

Sacramento Housing and Redevelopment Commission Action: At its meeting on October 4, 2006, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Burns, Burruss, Fowler, Gore, Hoag, Piatkowski, Shah, Stivers.
 NOES: None.
 ABSENT: Coriano, Simon.

Policy Considerations: The actions contained in this report are consistent with the adopted 2004 – 2008 Redevelopment Implementation Plan for the 65th Street Redevelopment Project Area. The actions, inasmuch as they further development opportunities near transit stations, are also consistent with the objectives of the 65th Street/University Village Plan, the South 65th Street Area Plan, and the Sacramento Regional Transit District's "Transit for Livable Communities (TLC)" land use planning report, accepted by City Council in October 2002.

Environmental Considerations: The proposed action to fund the design of an infrastructure project is exempt from environmental review per CEQA Guidelines Section 15262. The scope of work for the Project includes preparing an environmental analysis of the impacts of the improvements. Additionally, City Council approval is required prior to property acquisition. NEPA does not apply.

Rationale for Recommendation: Redding Avenue is currently inadequate for pedestrians and bicyclists. It has limited improvements including two 10-foot vehicle lanes and an open-air drainage ditch. The use of tax exempt bond funds will help eliminate blighting conditions in the project area including inadequate transportation infrastructure. Further, there are no other reasonable means of financing the SACOG matching requirement for the Project available to the City.

Redding Avenue Alternative Mode Improvements Project

Financial Considerations: The requested \$100,000 of 65th Street 2006 Tax Exempt Bond Development Assistance funds represents the minimum local match required for SACOG to release its \$745,000 grant. This combination of funds will be sufficient to complete this phase of the Project.

The grant amount is insufficient to fund construction of the improvements as was requested in the SACOG application. Staff anticipates submitting an application requesting funds for the second phase, project construction, when the design and acquisition are complete.

M/WBE Considerations: Minority and Women’s Business Enterprise requirements will be applied to all activities to the extent required by federal funding.

Emerging Small Business Development (ESBD): The funding to be received from the Agency will allow the City of Sacramento to implement the Project using competitively selected professional services. The City will follow and comply with its Emerging Small Business Development procurement policies in its advertisement and selection of the appropriate service provider(s).

Respectfully Submitted by: 
ANNE M. MOORE
Executive Director

Recommendation Approved:


CASSANDRA H.B. JENNINGS
City Manager

Table of Contents

Staff Report	Page	1
Attachments		
1 Background	Page	4
2 Location Map and Study Area	Page	5
3 City Council Resolution	Page	6
4 Redevelopment Agency of the City of Sacramento Resolution	Page	8

Background

Redding Avenue Alternative Mode Improvements

More than five years ago, the City of Sacramento began to plan for development of two transit villages in the area surrounding Sacramento Regional Transit's light rail station at 65th Street, the fifth busiest station on Regional Transit's *Gold Line* that links downtown Sacramento to Historic Folsom. The goal of the two special plans and zoning changes adopted by Sacramento's City Council is to provide the regulatory framework and utility infrastructure for increased densities and an improved mix of housing, retail, services and office uses.

A major objective is to provide the required transportation infrastructure for pedestrian and bicycle transportation modes to flourish in proximity to light rail and the 28,000 students who attend the nearby California State University at Sacramento (CSUS). The proposed Redding Avenue improvements (Project) would create a link between the north and south transit villages across the light rail tracks. Pedestrian and bicycle commuters would have access to commercial businesses near Folsom Boulevard and 65th Street, the light rail station and bus service, the CSUS campus and a residential complex which primarily serves students in the south transit village that abuts the project site.

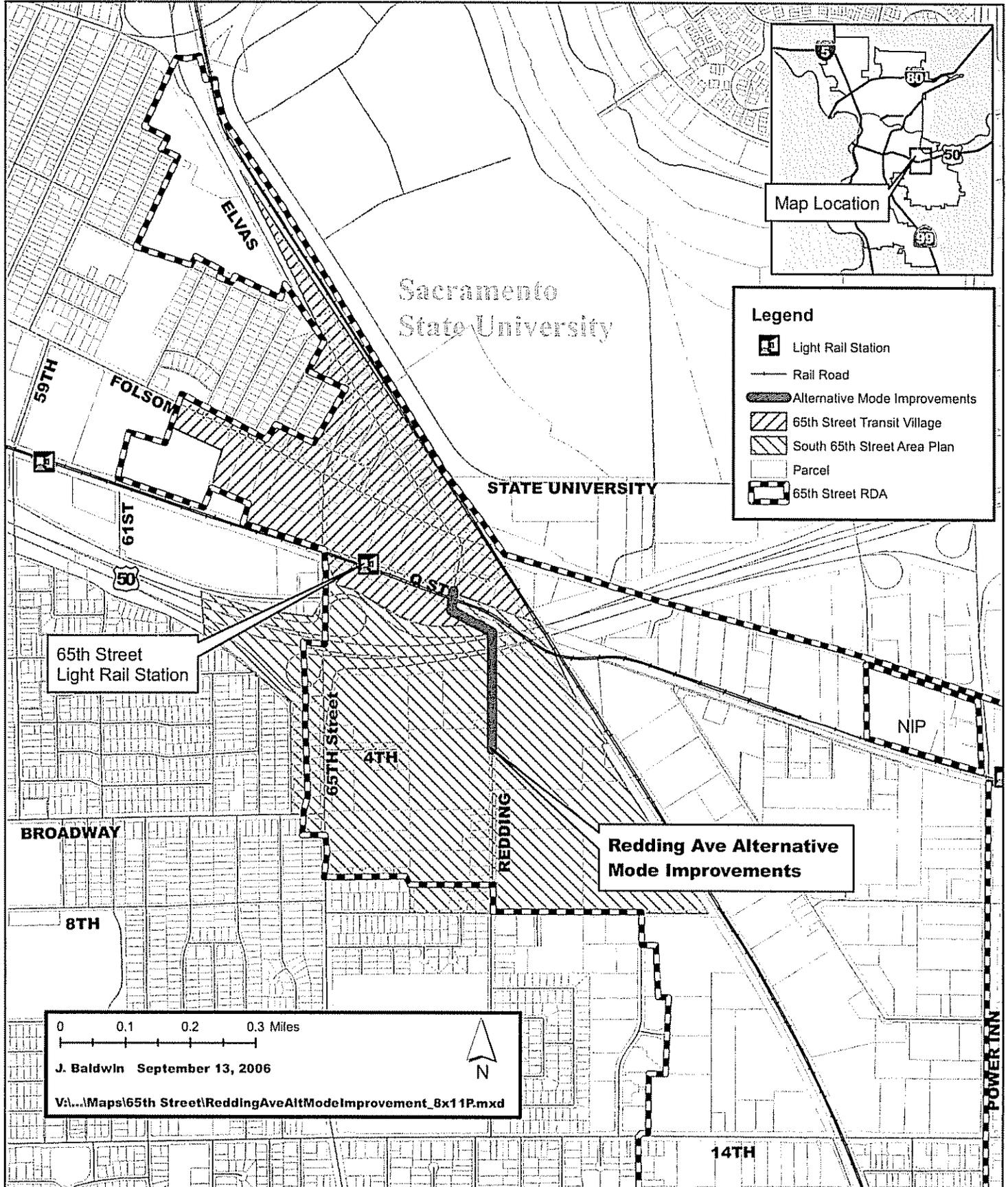
The Project would complete a planned transportation connection between the two transit villages—the 49-acre area "65th Street/University Transit Village Plan," adopted in 2002, and, the 141-acre area "South 65th Street Area Plan," adopted in 2004. Both plans are supportive of SACOG's *Blueprint Project Principles* in terms of development densities, mixed land uses, pedestrian- and transit-orientation, compact development patterns and availability of alternative transportation modes. Redding Avenue is the only surface route east of 65th Street that crosses light rail and can connect the transit villages.

Redding Avenue is currently a two-lane asphalt street that lacks gutters, sidewalks, on-street parking or proper lighting. This project offers an opportunity to improve the right-of-way to accommodate pedestrians and bicycles while avoiding potential conflicts presented by existing thoroughfares such as 65th Street, which have large volumes of vehicular traffic, heavy trucks, noise, fumes and dangerous conditions for pedestrians and bicyclists at the on/off ramps where 65th Street intersects the Highway 50 freeway.

The Project scope includes right-of-way acquisition, design specifications and construction of bicycle lanes, curbs, gutters, landscape planters, separated sidewalks, railroad crossing improvements, and, decorative lighting on Redding Avenue between Q Street on the north to a point south of 4th Avenue—a distance of almost one-half mile. The Project includes two phases: Design and Acquisition, and Implementation. Phase 1 would be approximately 24 months. Phase 2 would be project construction.



Redding Avenue Alternative Mode Improvements



RESOLUTION NO. 2006 -

Adopted by the Sacramento City Council

on date of

REDDING AVENUE ALTERNATIVE MODE IMPROVEMENTS PROJECT; AUTHORIZATION TO ENTER INTO INDIVIDUAL PROJECT AGREEMENT WITH REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO; APPROVAL OF AMENDMENT OF BUDGET FOR CAPITAL IMPROVEMENT PROJECT NUMBER TW81; RELATED FINDINGS

BACKGROUND

- A. In 2004, the Council authorized adoption of the 65th Street Redevelopment Project Area and redevelopment plan.
- B. In December 2005, the Council authorized submission of a grant application to the Sacramento Area Council of Governments (SACOG) for Alternative Mode Improvements to Redding Avenue.
- C. In March 2006, SACOG awarded \$745,000 to fund the Study contingent upon a minimum local commitment of funds totaling \$100,000.
- D. The Council has designated the Project that will be funded by SACOG as Capital Improvement Project number TW81.
- E. The Redevelopment Agency of the City of Sacramento has allocated 65th Street tax increment monies of \$100,000 as the local match and has authorized its executive director to execute an individual project agreement (IPA) with the City of Sacramento to provide local match funding to CIP number TW81.
- F. Council has determined that no alternative funding sources are available for the local match requirement for the Project.

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

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

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

- (a) The Project will benefit the project area by improving inadequate infrastructure by constructing pedestrian and bicycle facilities, thereby improving traffic congestion and mitigating unsafe conditions for university students and others within the Project Area.
- (b) No other reasonable means of financing the Project is available to the community.
- (c) The payment of the cost for the Project 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 4 The City Manager or his designee is authorized to enter into Individual Project Agreements (“IPA”) with the Redevelopment Agency of the City of Sacramento to accept \$100,000 in Agency funding, or such other funding amount as the Agency may reasonably authorize, to supplement \$745,000 of grant funding from SACOG approved to carry out CIP number TW81.

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 IPA.

RESOLUTION NO. 2006 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ALTERNATIVE MODE IMPROVEMENTS TO REDDING AVENUE RELATED BUDGET AMENDMENT, AUTHORIZATION TO EXECUTE INDIVIDUAL PROJECT AGREEMENT; RELATED FINDINGS

BACKGROUND

- A. The 2004 adoption by the City of Sacramento of the 65th Street Redevelopment Area included the area covered by the 65th Street/University Transit Village Plan as well as approximately 605 additional acres of land south of Highway 50.
- B. Adoption of the redevelopment project area created the opportunity to use tax increment funding for necessary planning efforts and for desirable development activities.
- C. The City successfully applied for Community Design Grant funding from the Sacramento Area Council of Governments (SACOG) to design and construct Alternative Mode Improvements to Redding Avenue (Project).
- D. The 65th Street Redevelopment Advisory Committee has recommended the use of 65th Street tax increment funds to comply with SACOG's local match requirement to finance the Project.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY OF THE CITY CERTIFIES THAT:

Section 1. All of the evidence presented having been duly considered, the findings, as stated in the staff report that accompanies this resolution, are approved.

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

- (a) The Project will benefit the project area by improving inadequate infrastructure by constructing pedestrian and bicycle facilities, thereby improving traffic congestion and mitigating unsafe conditions for university students and others within the project area.
- (b) No other reasonable means of financing the Project is available to the community.

- (c) The payment of the cost for the Project 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 3. The Executive Director is authorized to amend the Agency's budget to allocate \$100,000 of 65th Street tax increment to the Project.

Section 4. The Executive Director is authorized to execute an Individual Project Agreement with the City of Sacramento to implement the Project.