Sacramento Housing & Redevelopment Agency

REPORT TO COUNCIL AND REDEVELOPMENT AGENCY
City of Sacramento

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

Staff Report
December 5, 2006

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

Title: Franklin Boulevard Streetscape Improvements

Location/Council District: Franklin Boulevard Redevelopment Project Area City (District 5)

Recommendation: 1) City Council adopt a **City Resolution** confirming that no City funds are available for the Franklin Boulevard streetscape projects and authorizing the City Manager to execute an Individual Project Agreement (IPA) to complete the streetscape improvement projects in the Franklin Boulevard Redevelopment Area; and 2) Redevelopment Agency adopt an **Agency Resolution** which makes findings of benefit based on evidence stated in the resolution and authorizes the Executive Director, or her designee, to allocate $1,137,000 of Franklin Boulevard tax increment funds and execute an IPA to complete the streetscape improvement projects in the Franklin Boulevard Redevelopment project area.

Contact: Sarah Hansen, Redevelopment Manager, 440-1399 x 1415; Carly Velez Huston, Redevelopment Planner, 440-1399 x1428

Presenters: Carly Velez Huston

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: Franklin Boulevard, from Sutterville Road to Turnbridge Road is located in a joint City/County redevelopment area. In an effort to attract businesses and customers to this older commercial corridor streetscape improvements were identified as a high priority in the Franklin Boulevard Urban Design Master Plan, adopted in 2001 by the City Council and Board of Supervisors.

A first phase of improvements has been identified in the City of Sacramento at the intersection of Franklin Boulevard and Fruitridge Road. This $1 million project includes acquiring property at the four corners and providing curbs, gutters and sidewalks among other improvements, and the addition of two left

turn lanes. $763,000 of the project is funded with Measure A and Community Development Block Grant (CDBG) funds. The budget shortfall of $237,000 will be funded with Franklin Boulevard tax increment.

A second phase of Franklin Boulevard streetscape improvements is being worked on by the County from Turnbridge Road to 47th Avenue. Proposed improvements include continuous sidewalks, bike lanes, reconstructed raised center medians, and a traffic signal at Turnbridge. Currently, $4,000,000 of Transportation Equity Act (TEA), State Transportation Improvement Program (STIP), and CDBG funds have been allocated to this project. There is a current shortfall of $900,000 to fund improvements on Franklin Boulevard between 48th to 47th Avenues.

Commission Action: At its meeting of November 15, 2006, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Burns, Burruss, Fowler, Gore, Hoag, Piatkowski, Shah, Simon, Stivers

NOES: None

ABSENT: Coriano

Policy Considerations: The action recommended in this report is consistent with the Redevelopment Plan goals listed in the Franklin Boulevard Redevelopment Area 2005-2009 Implementation Plan.

Environmental Considerations: The proposed action to authorize funding for Franklin Boulevard Streetscape Improvements is exempt from environmental review under CEQA Guidelines Section 15301(c) because such improvements involve negligible or no expansion of capacity to accommodate vehicular traffic, nor a change in use. The minor right of way acquisition at Franklin Boulevard and Fruitridge Road will not displace or impact any existing businesses. NEPA does not apply.

Rationale for Recommendation: Based on comments from a January 2001 charette process involving the business and residential community representatives, the Franklin Boulevard Urban Design Master Plan identified land use, vehicular and pedestrian circulation, beautification, and neighborhood revitalization as priorities for the Boulevard. Streetscape improvements were ranked highest, leading to the development of two projects: intersection improvements at Franklin Boulevard and Fruitridge Road in the City, and streetscape improvements from Turnbridge to 47th Avenue in the County.

The intersection of Franklin Boulevard and Fruitridge Road is highly congested and lacks basic infrastructure. This report recommends an allocation of $237,000 in Franklin Boulevard tax increment to bring total project funding to $1 million dollars. This project includes right-of-way acquisitions, new turn lanes

and related improvements. The project is anticipated to go out to bid in March 2007, break ground in May 2007, and be completed by September 2007.

In the County, improvements from Turnbridge Road to 47th Avenue are estimated to cost $4,900,000 and include continuous sidewalks, bike lanes, reconstructed raised center medians, and a traffic signal at Turnbridge. Funds have been leveraged from various federal, state and local sources and this report proposes the allocation of $900,000 from Franklin Boulevard tax increment funds toward the total project cost. This project is anticipated to go out to bid in February 2007, break ground in April 2007, and be completed by January 2008.

Financial Considerations: This report recommends an allocation of Franklin Boulevard tax increment funds in the amount of $1,137,000; $237,000 for intersection improvements at Franklin and Fruitridge Roads in the City of Sacramento, and $900,000 for improvements in the County from 48th to 47th Avenue. Redevelopment funds will be spent solely within the project area.

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

Respectfully Submitted by: _____
ANNE M. MOORE
Executive Director

Recommendation Approved:

Cassandra H.B. Jennings
for RAY KERRIDGE
City Manager

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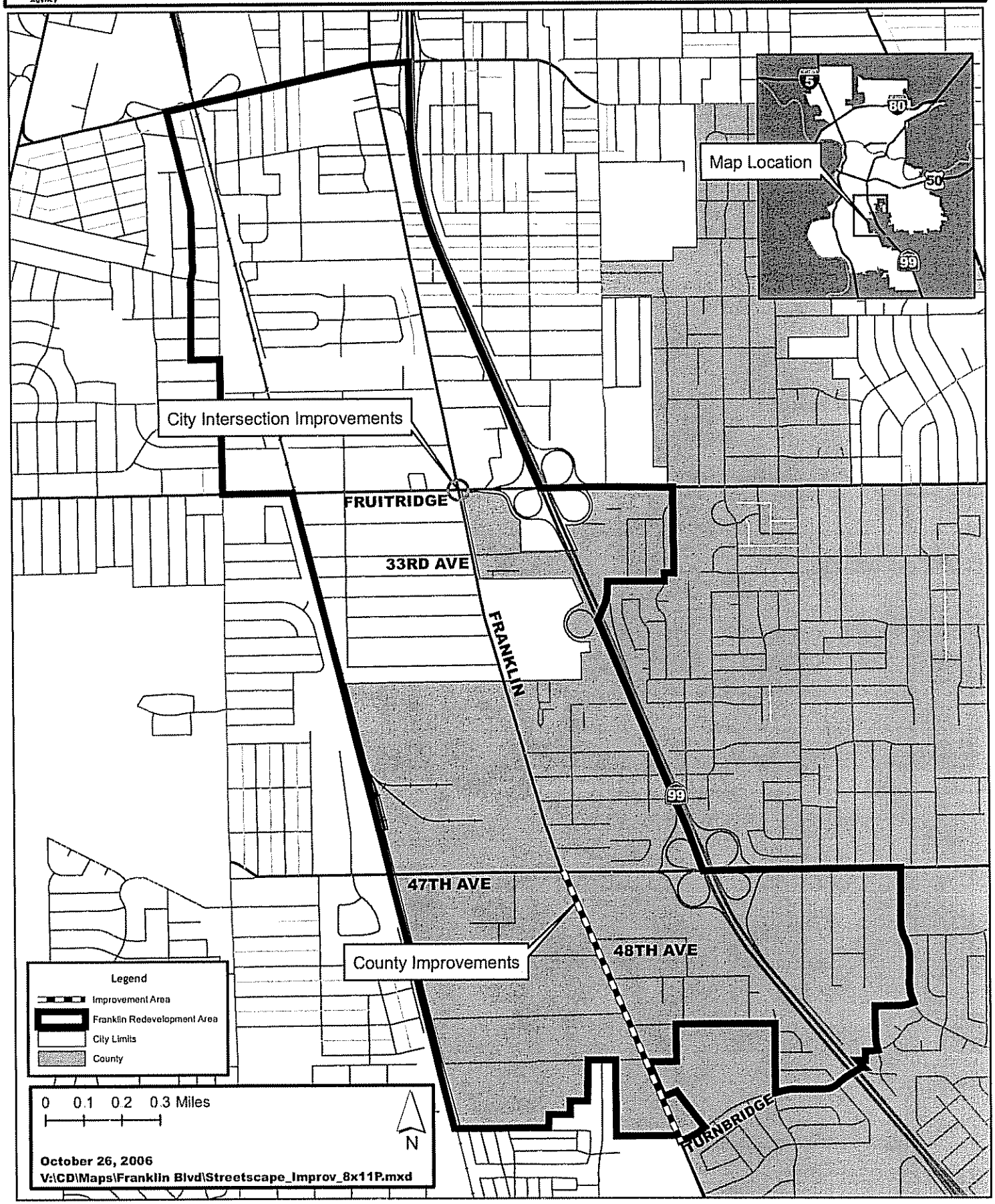
Sacramento Housing & Redevelopment Agency

Franklin Boulevard Streetscape Improvements



RESOLUTION NO. 2006 -

Adopted by the Sacramento City Council

on date of:

ALLOCATION OF 2006 FRANKLIN BOULEVARD TAX INCREMENT FUNDS FOR FRANKLIN BOULEVARD STREETSCAPE IMPROVEMENTS; FINDINGS OF INSUFFICIENT ALTERNATIVE FUNDS

BACKGROUND

A. Franklin Boulevard, which is a joint City/County redevelopment area, is undergoing significant streetscape improvements.

B. The City and County adopted the Franklin Boulevard Implementation Plan and the Urban Design Plan to guide development on the Boulevard.

C. One focus on the Boulevard is the intersection of Franklin and Fruitridge Roads in the City. This $1 million project is funded with Community Development Block Grant (CDBG) and Measure A funds and requires $237,000 of Franklin Boulevard tax increment to complete the project. Improvements at the intersection will include acquiring property at the four corners, installing additional turn lanes, and providing curbs, gutters, and sidewalks among other improvements.

D. The County is focusing on improving its streetscape from Turnbridge Road to 47th Avenue. Proposed improvements include continuous sidewalks, bike lanes, reconstructed raised center medians, and a traffic signal at Turnbridge, among other improvements. Four million of Transportation Equity Act (TEA), State Transportation Improvement Program (STIP), and CDBG funds have been allocated to this project. Due to increased construction costs and other factors, there is a current shortfall of $900,000 to fund the stretch of the Boulevard from 48th to 47th Avenues. Staff recommends allocating $900,000 of Franklin Boulevard tax increment funds to fund this shortfall.

E. 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 allocation of $1,137,000 and 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 streetscape improvements

(b) No other reasonable means of financing the Project is available to the community

(c) The payment of the cost for both projects, Franklin/Fruitridge intersection improvements ($237,000) and streetscape improvements on Franklin Boulevard from Turnbridge to 47th Avenue ($900,000), 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.

Section 3. 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 $237,000 in Agency funding to carry out the Franklin/Fruitridge intersection improvements, all to be spent within the redevelopment project area.

Section 4. 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 the date of:

ALLOCATION OF 2006 FRANKLIN BOULEVARD TAX INCREMENT FUNDS FOR FRANKLIN BOULEVARD STREETSCAPE IMPROVEMENTS; FINDINGS OF BENEFIT AND REDEVELOPMENT PURPOSE

BACKGROUND

A. Franklin Boulevard, which is a joint City and County redevelopment area, is undergoing significant streetscape improvements.

B. The City and County and the Redevelopment Agencies of the City and County adopted the Franklin Boulevard Implementation Plan and the Urban Design Plan to guide development on the Boulevard.

C. One focus on the Boulevard is the intersection of Franklin and Fruitridge Roads in the City. This $1 million project, funded with Community Development Block Grant (CDBG) and Measure A funds, requires $237,000 of Franklin Boulevard tax increment to complete the project. Improvements at the intersection will include acquiring property at the four corners, additional turn lanes and providing curbs, gutters, and sidewalks among other improvements.

D. The County is focusing on improving its streetscape from Turnbridge Road to 47th Avenue. Proposed improvements include continuous sidewalks, bike lanes, reconstructed raised center medians, and a traffic signal at Turnbridge, among other improvements. Four million dollars of Transportation Equity Act (TEA), State Transportation Improvement Program (STIP), and CDBG funds have been allocated to this project. Due to increased construction costs and other factors, there is a current shortfall of $900,000 to fund the stretch of the Boulevard from 48th to 47th Avenues. Staff recommends allocating $900,000 of Franklin Boulevard tax increment funds to fund this shortfall.

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

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 streetscape improvements

(b) No other reasonable means of financing the Project is available to the community

(c) The payment of the cost for both projects, Franklin/Fruitridge intersection improvements ($237,000) and streetscape improvements on Franklin Boulevard from Turnbridge to 47th Avenue ($900,000), 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.

Section 3. The Executive Director or her designee is authorized to amend the Agency budget to allocate an additional $237,000 of Franklin Boulevard tax increment to the Franklin/Fruitridge intersection improvement project, all of which will be spent within the redevelopment project area.

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