



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

9

Consent
January 4, 2007

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

Title: Army Depot Transportation Planning Projects and Allocation of Funds

Location/Council District: Army Depot Redevelopment Project Area (District 6)

Recommendation:

1) Adopt a **City Resolution** to a) establish capital improvement projects (CIP) for Power Inn Road Street Enhancements Plan (TI61) and Army Depot Bicycle Facilities Study (HC81); b) amend FY 2006-2007 CIP budget by appropriating \$45,000 to Power Inn Road Street Enhancements Plan and \$220,000 to the Army Depot Bicycle Facilities Study of 2006 Army Depot Tax Exempt Bond funds (Fund 206); c) authorize the City Manager to execute Individual Project Agreements (IPA) in the amounts of \$45,000 for Power Inn Road Street Enhancements Plan and \$220,000 for the Army Depot Bicycle Facilities Study; and d) make related findings; and
2) adopt an **Agency Resolution** to a) amend the 2007 Sacramento Housing and Redevelopment Agency (SHRA) budget to allocate \$45,000 to Power Inn Road Street Enhancements Plan, \$220,000 to the Army Depot Bicycle Facilities Study, and \$235,000 to the Army Depot Transportation Planning Program of 2006 Army Depot Tax Exempt Bond funds; b) authorize the Executive Director or her designee to execute IPAs with the City of Sacramento in the amounts of \$45,000 for Power Inn Road Street Enhancements Plan and \$220,000 for the Army Depot Bicycle Facilities Study to carry out the projects; and c) make related findings.

Contact:

Celia Yniguez, Redevelopment Manager, 440-1399 ext. 1401, Dean M. Fujimoto, Supervising Financial Analyst, 808-5579

Presenters: None

Department: Sacramento Housing and Redevelopment Agency, Department of Transportation

Description/Analysis

Issue: The Army Depot area suffers from poor multi-modal connections, bike/pedestrian facilities and visually interesting roadways corridors. These challenges inhibit private development, alternative commuting methods, and

Army Depot Transportation Planning Projects and Allocation of Funds

pedestrian activity. Additionally, there are no City of Sacramento transportation funds readily available to begin planning work on projects identified below.

Power Inn Road Street Enhancements Plan (TI61) – Power Inn Road is the primary north-south corridor serving the industrial and residential districts. Power Inn Road and the Union Pacific Railroad tracks (UPRR) cross between 21st Avenue and Fruitridge Road. This crossing area is highly visible with no visual relief and minimal landscape improvements. This project will develop preliminary design concepts for streetscape and safety improvements as well as cost estimates.

Army Depot Bicycle Facilities Study (HC81) – The Project Area has a large residential population and employment base. Increasing off-street bicycle facilities that connect the Project Area to the light rail stations to the north, the bus corridors to the west, and existing and planned bicycle facilities will provide a safer alternative transportation mode. This study will evaluate existing and potential demand, determine feasibility, and prepare preliminary cost estimates.

Army Depot Transportation Planning Program - There are potential transportation projects which would improve the area for businesses and residents. This Program will identify and prioritize projects for further evaluation.

Policy Considerations: The actions contained in this report are consistent with the adopted 2005 – 2009 Redevelopment Implementation Plan for the Army Depot Redevelopment Project Area.

Committee/Commission Action: *Army Depot Redevelopment Advisory Committee (RAC):* At its November 16, 2006 meeting, the RAC adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Chacon, Colquitt, Hensler, Lien, Slider, Toney, Vourakis.

NOES: None.

ABSENT: Healey, Hubbard, Lenau.

Sacramento Housing and Redevelopment Commission Action: At its meeting on December 6, 2006, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolutions. The votes were as follows:

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

NOES: None

ABSENT: Simon

Army Depot Transportation Planning Projects and Allocation of Funds

Environmental Considerations: The proposed action to fund the design of infrastructure projects is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15262. The establishment of the Army Depot Transportation Program does not constitute a project under CEQA per Guidelines Section 15378(b)(4), which exempts government financing mechanisms that do not involve a commitment to any specific project from environmental review.

Rationale for Recommendation: This report recommends financing the identified planning activities with redevelopment funds as there are no other readily available City of Sacramento funds to complete the work. The planning activities will evaluate and recommend improvements to the transportation network. Those improvements, once constructed, will benefit the Project Area by eliminating blighting conditions by improving inadequate pedestrian, bike and roadway facilities.

Financial Considerations: This report recommends allocation of \$45,000 to Power Inn Road Street Enhancements Plan, \$220,000 to the Army Depot Bicycle Facilities Study, and \$235,000 to the Army Depot Transportation Planning Program. A total of \$500,000 is requested from the 2006 Army Depot Tax Exempt Bond funds.

M/WBE Considerations: The items discussed in this report do have no M/WBE impact; therefore, M/WBE considerations apply.

Respectfully Submitted by: 
ANNE M. MOORE
Executive Director

Recommendation Approved:

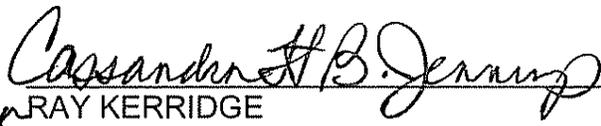

RAY KERRIDGE
City Manager

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Background

Army Depot Transportation Planning Projects and Allocation of Funds

Power Inn Road Street Enhancements Plan

Power Inn Road is a primary north/south corridor serving the industrial and residential districts in the Army Depot Redevelopment Project Area (Project Area). As a result, it is highly utilized and its appearance influences public perception of the larger area. The area immediately to the east and west of the Union Pacific (UP) Railroad crossing at Power Inn Road (between 21st Avenue and Fruitridge Road) is not landscaped and is frequently overgrown with weeds. It is also an area which the Power Inn Road Business and Transportation Association has identified as needing improvement. UP owns the property on both sides of the railroad tracks and, for visibility purposes, minimizes landscaping and has no plans to improve its appearance.

The study will produce preliminary streetscape improvements and cost estimates. The total project costs proposed to be funded by 2006 Army Depot Tax Exempt Bond funds are \$45,000.

Army Depot Bicycle Facilities Study

The idea for an off-street bikeway which would serve as an alternative transportation route for employees in the Redevelopment Project Area originated from the Army Depot Redevelopment Advisory Committee (RAC). The new facility would provide a safe connection to the light rail stations to the north and proposed and existing bikeway facilities, such as the American River Bikeway.

Implementation of a new facility would require a demand assessment and a feasibility study to justify implementation. In order to assess demand, a survey of potential riders would be conducted. The feasibility study would be initiated if the results demonstrate demand. The feasibility study would determine right of way needs, physical opportunities for off-street trails, planning level construction costs and an implementation phasing plan to maximize usage of trails prior to completion of the entire network and to gain the maximum benefit of funding as it becomes available.

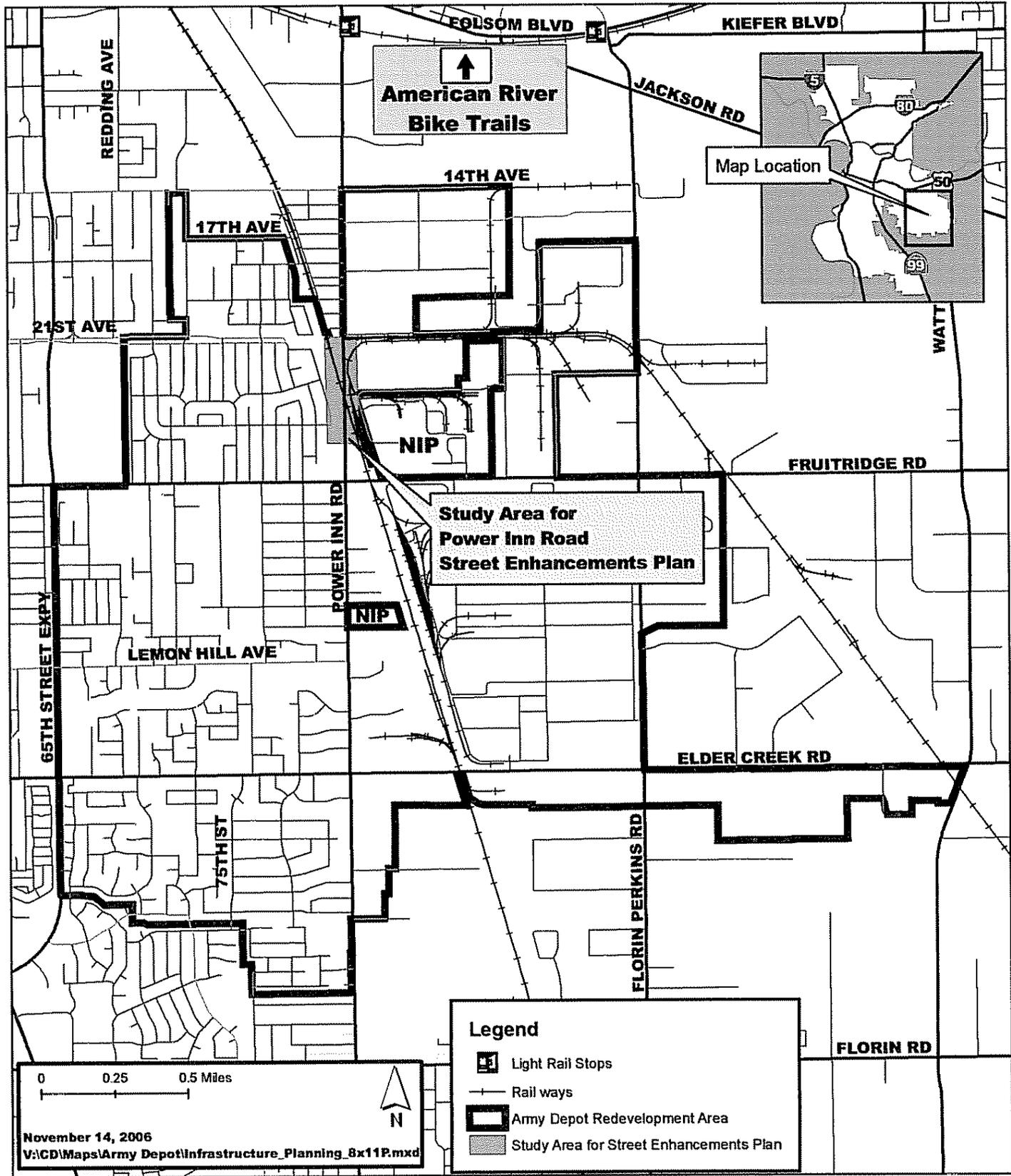
The total project costs proposed to be funded by 2006 Army Depot Tax Exempt Bond funds are \$220,000.

Army Depot Transportation Planning Program

In the September 2005, the Army Depot RAC identified a potential projects list which included transportation improvements. If implemented, the transportation projects would benefit pedestrians, bicyclists, residents and businesses. At that time, financial resources were limited and only three projects received funding. This Program will draw upon this list to identify and prioritize projects for further evaluation. The allocation of \$235,000 provides funding for any future studies needed.

 **Sacramento Housing & Redevelopment Agency**

Army Depot Redevelopment Project Area Infrastructure Planning



RESOLUTION NO. 2007 -

Adopted by the Sacramento City Council

on date of

ESTABLISHMENT OF CAPITAL IMPROVEMENT PROJECTS FOR THE ARMY DEPOT TRANSPORTATION PLANNING PROJECTS; APPROVAL OF BUDGET AMENDMENTS FOR CAPITAL IMPROVEMENT PROJECT NUMBERS (PN: TI61) AND (PN: HC81); AUTHORIZATION TO ENTER INTO INDIVIDUAL PROJECT AGREEMENTS WITH REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO; RELATED FINDINGS

BACKGROUND

- A. The Army Depot Redevelopment Project Area is located in the City of Sacramento.
- B. Power Inn Road from Highway 50 to the City limits is listed in the Streetscape Enhancement Section of the 2006 Transportation Programming Guide.
- C. A new off-street bicycle facility supports and is consistent with the General Plan policy to "Achieve the highest possible level of safety and security for cyclists."
- D. Council has determined that no current alternative funding sources are available for these Projects.

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

Section 1. In accordance with California Redevelopment Law Section 33445, the City Council further finds and determines that:

- (a) The Projects will benefit the Project Area by evaluating and making recommendations to enhance aesthetics and improve pedestrian and bicycle facilities, thereby improving access and safety for residents and employees in the Project Area.
- (b) No other reasonable means of financing the Projects are available to the community.
- (c) The payment of the cost for the Projects 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 2. Power Inn Road Street Enhancements Plan (TI61) is established as a Capital Improvement Project.

Section 3. The FY06/07 Capital Improvement Program is amended by appropriating \$45,000 (Fund 206) to Power Inn Road Street Enhancements Plan (TI61).

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 \$45,000 in Agency funding, or such other funding amount as the Agency may reasonably authorize to carry out CIP number TI61.

Section 5. The Army Depot Bicycle Facilities Study (HC81) is established as a Capital Improvement Project.

Section 6. The FY06/07 Capital Improvement Program is amended by appropriating \$220,000 (Fund 206) to Army Depot Bicycle Facilities Study (HC81).

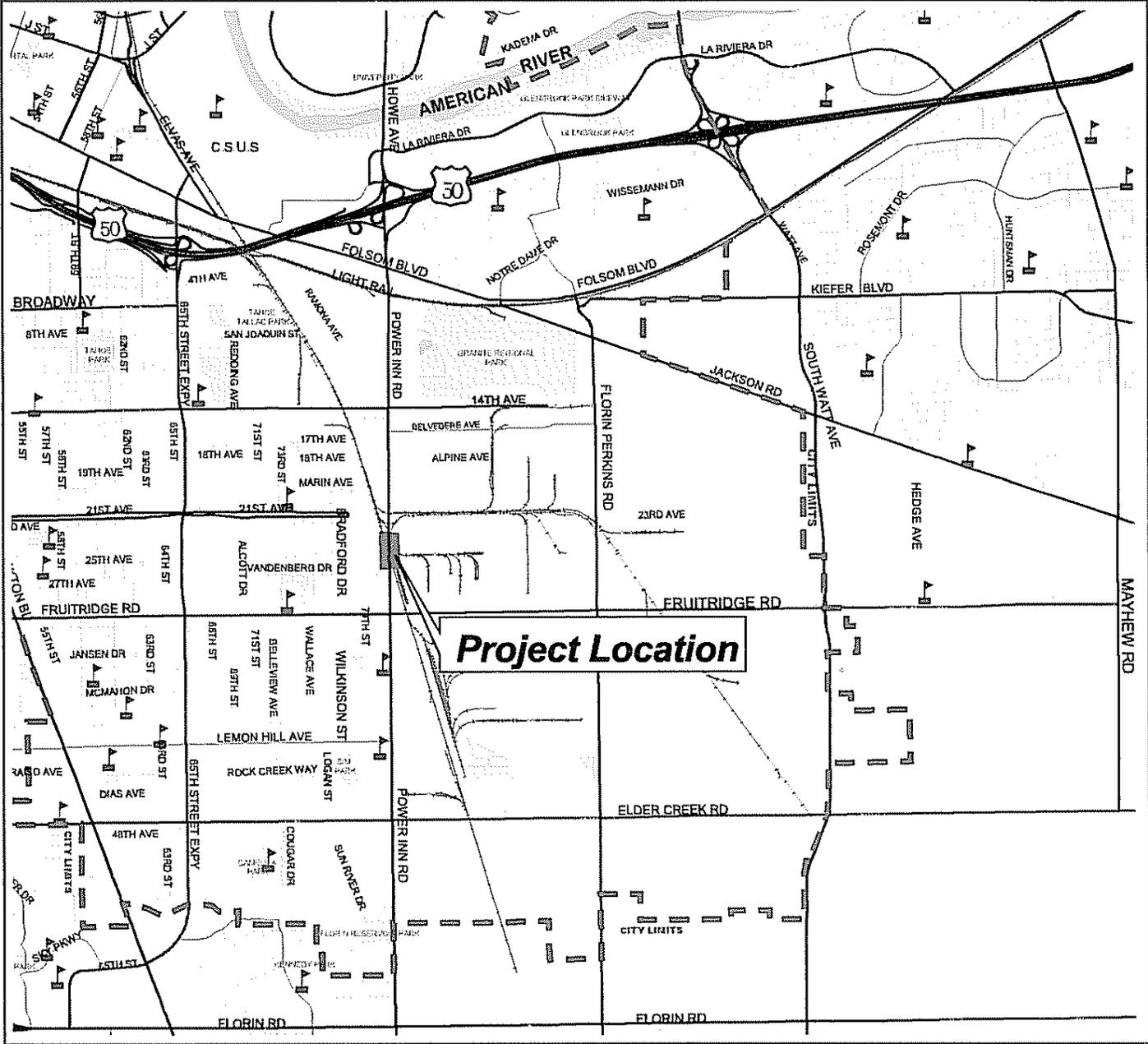
Section 7. The City Manager or his designee is authorized to enter into IPAs with the Redevelopment Agency of the City of Sacramento to accept \$220,000 in Agency funding, or such other funding amount as the Agency may reasonably authorize to carry out CIP number HC81.

Section 8. The City Manager or his designee is authorized to take all actions and execute such instruments as may be necessary to implement the IPAs.

EXHIBIT A

Location Map for

Power Inn Road
Streetscape Enhancement Project (PN: TI61)



Map Contact: S.Tobin
Map Date: November, 2006

1000 0 1000 2000 Feet

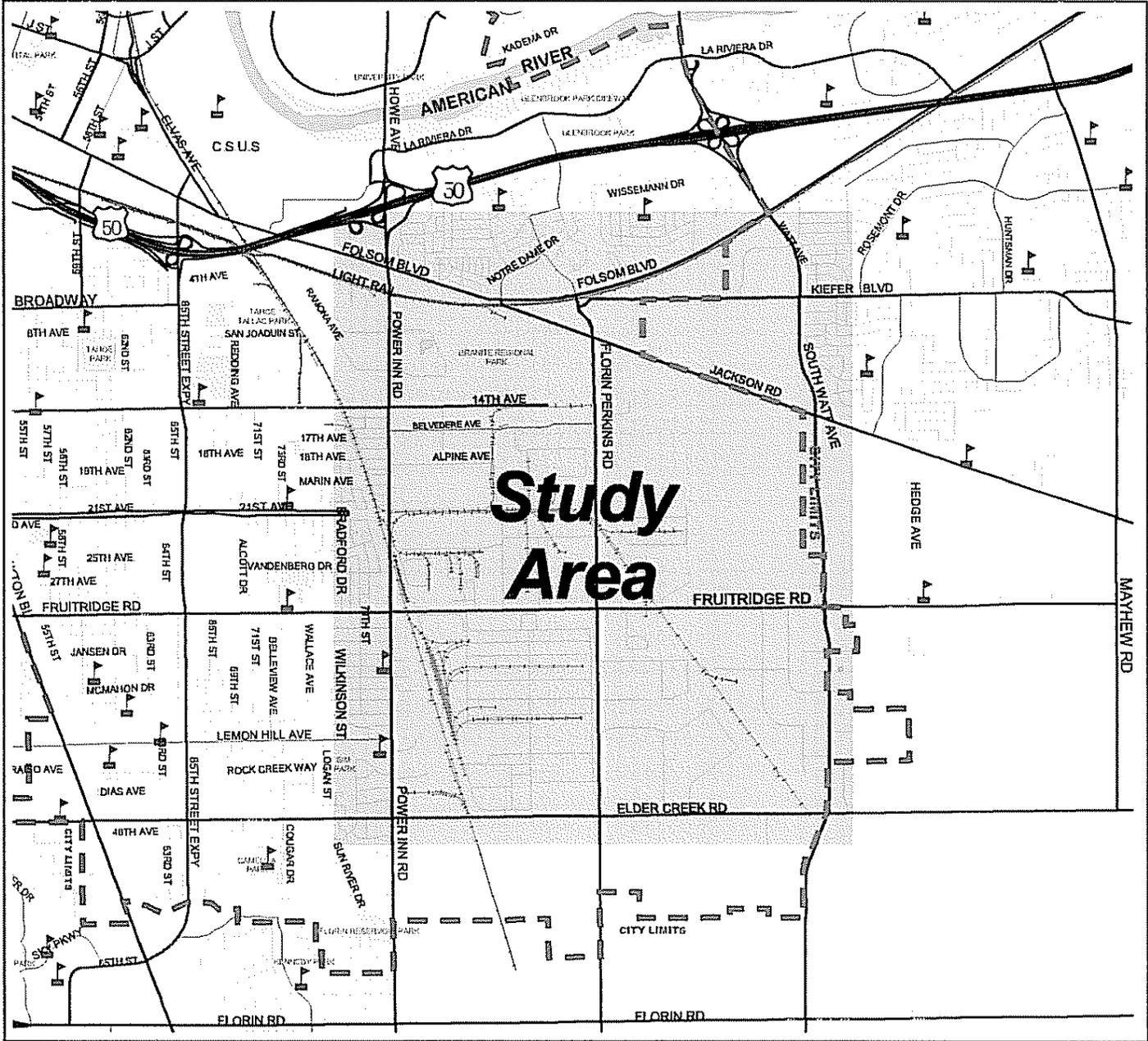


Department of
TRANSPORTATION
City of San Jose

EXHIBIT B

Location Map for

Army Depot Bicycle Facilities Study (PN: HC81)



Map Contact: S Tobin
Map Date: November, 2006

1000 0 1000 2000 Feet



Department of
TRANSPORTATION
City of San Jose

RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ARMY DEPOT TRANSPORTATION PLANNING PROJECTS; RELATED BUDGET AMENDMENTS; AUTHORIZATION TO EXECUTE INDIVIDUAL PROJECT AGREEMENTS; RELATED FINDINGS

BACKGROUND

- A. The Public Improvements and Community Facilities Projects component of the Army Depot Redevelopment Plan calls for funding improvements for bicycle paths, Power Inn Road, and public infrastructure projects which alleviate traffic congestion and improve public safety, remove costly impediments to development, and upgrade infrastructure to contemporary standards to stimulate private development.
- B. The public infrastructure goals for the Army Depot Implementation Plan (2005 – 2009) were adopted by the Redevelopment Agency.
- C. Adoption of the redevelopment project area created the opportunity to use tax increment funding for necessary planning efforts desirable to improve the existing infrastructure.
- D. Power Inn Road from Highway 50 to the City limits is listed in the Streetscape Enhancement Section of the City of Sacramento's 2006 Transportation Programming Guide.
- E. Development of a new off-street bicycle facility supports and is consistent with the City of Sacramento General Plan policy to "Achieve the highest possible level of safety and security for cyclists."
- F. The Army Depot Redevelopment Advisory Committee recommended allocation of \$45,000 to Power Inn Road Street Enhancements; \$220,000 to the Army Depot Bicycle Facilities Study; and \$235,000 to the Army Depot Transportation Planning Program of 2006 Army Depot Tax Exempt Bond funds.

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

Section 1. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:

- (a) The Projects will benefit the Project Area by evaluating and making recommendations to enhance aesthetics and improve pedestrian and bicycle facilities, thereby improving access and safety for residents and employees in the Project Area.
- (b) No other reasonable means of financing the Projects are available to the community.
- (c) The payment of the cost for the Projects 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 2. The Executive Director is authorized to amend the Agency's budget to allocate \$45,000 to Power Inn Road Street Enhancements Plan; \$220,000 to the Army Depot Bicycle Facilities Study and \$235,000 to the Army Depot Transportation Planning Program of 2006 Army Depot Tax Exempt Bond funds;

Section 3. The Executive Director is authorized to execute Individual Project Agreements with the City of Sacramento to implement Power Inn Road Street Enhancements Plan and the Army Depot Bicycle Facilities Study.