



**Sacramento
Housing &
Redevelopment
Agency**

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

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

Consent
February 6, 2007

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

Title: Elvas Avenue Streetscape Improvement Project

Location/Council District: East side of Elvas Avenue from J Street to 62nd Street
(Council District 3)

Recommendation:

1) Adopt a **City Resolution** to a) establish a capital improvement project (CIP) for Elvas Avenue Streetscape Improvement Project (TR41); b) amend FY 2006-2007 CIP budget by appropriating \$150,000 of 2006 Tax Exempt Bond funds (Fund 206); c) authorize the City Manager to execute an Individual Project Agreement (IPA) in the amount of \$150,000 for the Elvas Avenue Streetscape Improvement Project Phase I; and d) make related findings; and **2)** adopt a **Redevelopment Agency Resolution** to a) amend the 2007 Sacramento Housing & Redevelopment Agency (SHRA) budget to allocate \$150,000 to the Elvas Avenue Streetscape Improvement Project Phase I of 2006 65th Street Tax Exempt Bond funds; b) authorize the Executive Director or her designee to execute an IPA with the City of Sacramento in the amount of \$150,000 for the Elvas Avenue Streetscape Improvement Project Phase I; and c) make related findings.

Contact: Celia Yniguez, Program Manager, 440-1399 x1401, Tim Padden, Redevelopment Planner, 440-1399 x1204, Dean Fujimoto, Supervising Financial Analyst, 808-5579

Presenters: None

Departments: Sacramento Housing and Redevelopment Agency, Department of Transportation

Description/Analysis

Issue: Elvas Avenue is an important corridor in the 65th Street Redevelopment Project Area linking residential neighborhoods and local businesses to St. Francis High School and California State University, Sacramento (CSUS). South of J Street, uses on Elvas Avenue include St. Francis High School, residential and a variety of retail and wholesale businesses. The east side of Elvas Avenue

between J Street and 62nd Street has rolled curb, gutter and sidewalk that is in disrepair. The rolled curb allows cars to drive and park on the sidewalk, therefore it is less safe for pedestrians and the available sidewalk width is reduced. Once constructed, this project will result in City standard curb, gutter and sidewalk and improved pedestrian safety. This report recommends financing the identified planning activity with redevelopment funds as there are no other readily available City of Sacramento funds to complete the work.

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, insomuch as they further pedestrian-friendly communities, are also consistent with the objectives of the 65th Street/University Village Plan.

Committee/Commission Action: *65th Street Redevelopment Advisory Committee (RAC):* At its December 7, 2006 meeting, the RAC adopted a motion recommending approval of the attached resolutions. The votes were as follows:

AYES: Abelon, Billingsley, Little, Maleske, O'Mara, Sikich, Stack, Wilson

NOES: Clady, O'Toole

ABSENT: Altier, Arnold, Jones, Lopez

Sacramento Housing and Redevelopment Commission Action: At its meeting on January 17, 2007, 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, Simon, Stivers

NOES: None

ABSENT: Coriano

Environmental Considerations: The proposed action to fund the design of an Infrastructure project is exempt from environmental review per CEQA Guidelines Section 15262. NEPA does not apply.

Rationale for Recommendation: The Elvas Avenue Streetscape Improvement Project (Project) would address streetscape improvements by constructing new vertical curb, gutter and sidewalk. The new sidewalk will improve pedestrian safety and create a more visually appealing streetscape. The Project will have two phases: design and construction. Phase I includes performing topographic surveys, providing conceptual plans for improvements, preliminary cost estimates, and project design. Phase II includes project construction. Phase I will take approximately one year to complete. Phase II will take twelve to eighteen months to complete. Those improvements, once constructed, will benefit commercial businesses along the corridor due to an improved general

appearance of the area. Additionally, the improvements will benefit the Project Area by eliminating blighting conditions by improving inadequate infrastructure including transportation and pedestrian facilities and improving public safety.

Financial Considerations: This report recommends allocation of \$150,000 of 2006 65th Street Redevelopment Area Tax Exempt Bond funds to the Elvas Avenue Streetscape Improvement Project Phase I.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by: 
ANNE M. MOORE
Executive Director

Recommendation Approved:

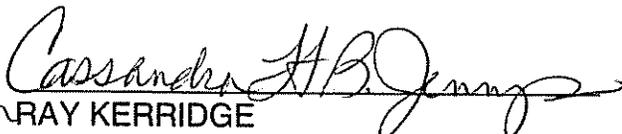

for RAY KERRIDGE
City Manager

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Background

Elvas Avenue Streetscape Improvements Project

65th Street/University Transit Village Plan

The 65th Street/University Transit Village Plan (TVP) was adopted on October 29, 2002, and consists of approximately 49 acres of land located at 65th Street and Folsom Boulevard and generally bounded on the north of the Union Pacific (UP) Rail Line and Folsom Boulevard, on the east by the UP Rail Line, on the south by the Light Rail line and U.S. Highway 50, and on the west by the Caltrans site approximately 170 feet west of 61st Street. The TVP was adopted to change the Area from an uncoordinated mix of underutilized retail, commercial, and light industrial uses to a pedestrian-friendly environment. The TVP area is within a one-quarter mile walking distance of the 65th Street light rail station and provides incentives for new urban mixed uses that support transit use, create attractive and convenient pedestrian connections to surrounding neighborhoods and light rail.

65th Street Redevelopment Project Area

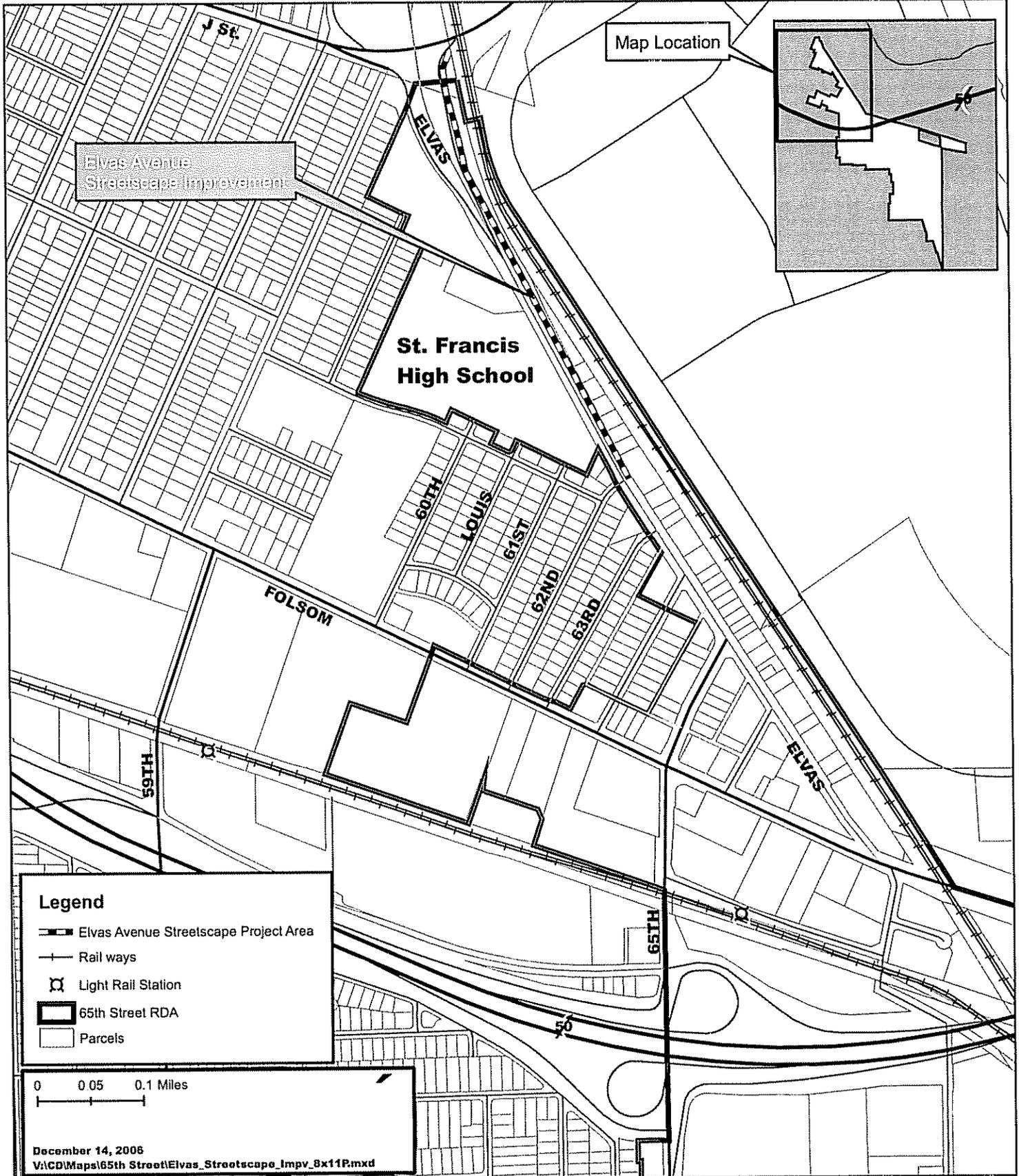
The 65th Street Redevelopment Project Area (Area) was adopted in 2004, the Area includes 654 acres which borders California State University, Sacramento (CSUS) to the north, and reaches beyond 21st Avenue to the south. Current land uses in the Area primarily include an auto oriented commercial and industrial district. The Area includes the TVP and the South 65th Street Area Plan. Both plans encourage mixed-use development that is consistent with Sacramento Area Council of Government's *Blueprint Project Principles* in terms of development densities, mixed land uses, pedestrian- and transit-orientation, and alternative transportation modes.

Elvas Avenue Streetscape Improvements

Elvas Avenue serves as a major corridor in the Area stretching from J Street to the north, to Folsom Boulevard to the south. The Elvas Avenue Streetscape Improvements (Project) is along seven parcels along the east side of Elvas Avenue between J Street and 62nd Street. The Project would include performing topographic surveys, and providing conceptual plans for improvements, preliminary cost estimates and project design. The current land use designation along the east side of Elvas Avenue allows for general commercial. The Project would encompass 1,900 feet of streetscape improvements, in front of five businesses. The businesses include used car sales, automotive repairs, and automotive detailing. The Project is supported by the TVP's goal to ensure a balanced circulation system for vehicles, pedestrians and bicyclists to create attractive, convenient and safe movement to, from and throughout the transit village area. The Project is also supported by the 65th Street Redevelopment Plan's goal for the improvement of pedestrian, bicycle and vehicular circulation in the Project Area, in particular, public transit access and support. Furthermore, the 65th Street Five-Year Implementation specifically addresses Elvas Avenue as part of the transportation and streetscape improvements program.



Elvas Avenue Streetscape Improvement Project



Legend

- Elvas Avenue Streetscape Project Area
- Rail ways
- Light Rail Station
- 65th Street RDA
- Parcels

0 0.05 0.1 Miles



December 14, 2006

V:\CD\Maps\65th Street\Elvas_Streetscape_Impv_Bx11P.mxd

RESOLUTION NO. 2007 -

Adopted by the Sacramento City Council

on date of

ESTABLISHMENT OF CAPITAL IMPROVEMENT PROJECT FOR THE ELVAS AVENUE STREETScape IMPROVEMENT PROJECT; APPROVAL OF A BUDGET AMENDMENT FOR CAPITAL IMPROVEMENT PROJECT NUMBER (TR41); AUTHORIZATION TO ENTER INTO INDIVIDUAL PROJECT AGREEMENT WITH REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO; RELATED FINDINGS

BACKGROUND

- A. In 2004, the Council authorized adoption of the 65th Street Redevelopment Project Area.
- B. Streetscape facility improvements on Elvas Avenue support and are consistent with the 65th Street/University Transit Village Plan's goal to "Ensure a balanced circulation system for vehicles, pedestrians and bicyclists to create attractive, convenient and safe movement to, from, and throughout the transit village area."
- C. 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. It is found and determined that the proposed action to fund the design of an infrastructure project is exempt from environmental review per CEQA Guidelines Section 15262.

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 evaluating and making recommendations to improve inadequate infrastructure and transportation facilities and to enhance aesthetics and improve pedestrian sidewalks and bicycle paths, thereby improving access and safety for residents and business customers in the Project Area.

(b) No other reasonable means of financing the Project are 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. Elvas Avenue Streetscape Improvement Project (TR41) is established as a Capital Improvement Project.

Section 4. The FY06/07 Capital Improvement Program is amended by appropriating \$150,000 (Fund 206) to Elvas Avenue Streetscape Improvement Project Phase I (TR41).

Section 5. The City Manager or his designee is authorized to enter into IPA with the Redevelopment Agency of the City of Sacramento to accept \$150,000 in Agency funding, or such other funding amount as the Agency may reasonably authorize to carry out Phase I of CIP number TR41.

Section 6. The City Manager or his designee is authorized to take all actions and execute such instruments as may be necessary to implement the IPA.

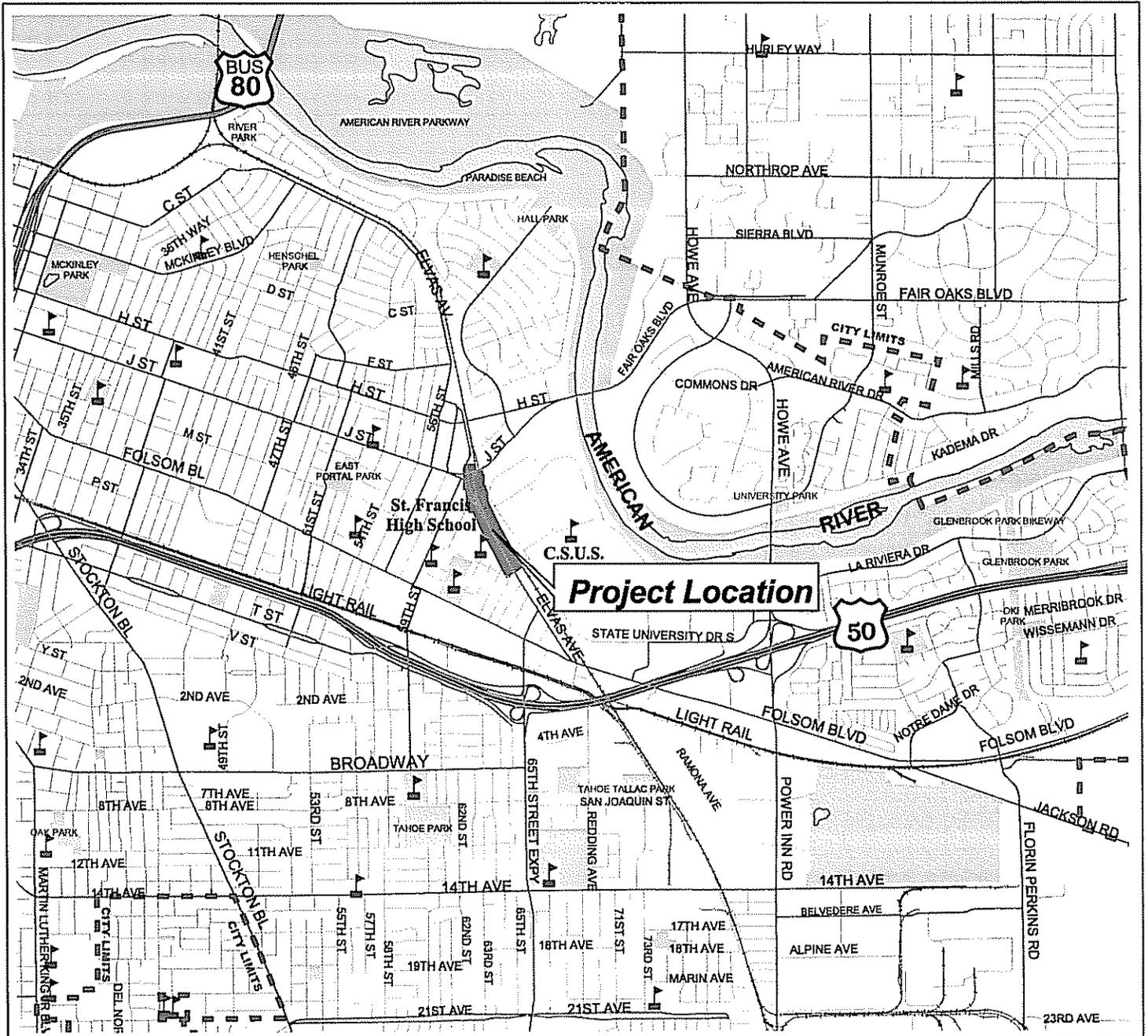
Attachment

Exhibit A – Location Map

EXHIBIT A

Location Map for

Elvas Avenue Improvements (PN:TR41)



Department of
TRANSPORTATION
City of Sacramento

Map Contact: S Tobin
Map Date: December, 2006

1000 0 1000 2000 Feet



RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ELVAS AVENUE STREETScape IMPROVEMENT PROJECT; RELATED BUDGET AMENDMENT; AUTHORIZATION TO EXECUTE AN INDIVIDUAL PROJECT AGREEMENT; RELATED FINDINGS

BACKGROUND

- A. The Transportation and Streetscape Improvements Projects component of the 65th Street Five-Year Implementation Plan calls for funding for transportation and streetscape improvements needed to improve the connectivity in the area, increase pedestrian and bicycle safety and access, relieve congestion, and decrease traffic impacts to neighborhoods. Such activities will reduce the blighting influences of inadequate infrastructure and transportation facilities. Potential projects include Elvas Avenue.
- B. Streetscape facility improvements on Elvas Avenue support and are consistent with the 65th Street/University Transit Village Plan's goal to "Ensure a balanced circulation system for vehicles, pedestrians and bicyclists to create attractive, convenient and safe movement to, from, and throughout the transit village area."
- C. The Agency considers it desirable to provide \$150,000 to the Elvas Avenue Streetscape Improvement Project Phase I using 2006 65th Street Tax Exempt Bond funds, which will provide the funding that the City has determined it does not currently have available for the project.
- D. The proposed action to fund the design of an Infrastructure project is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15262. The National Environmental Policy Act (NEPA) does not apply.

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 above, 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 evaluating and making recommendations to improve inadequate infrastructure and transportation facilities and to enhance aesthetics and improve pedestrian sidewalks and bicycle paths, thereby improving access and safety for residents, and business customers in the Project Area.
- (b) No other reasonable means of financing the Project are 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 \$150,000 to the Elvas Avenue Streetscape Improvement Project Phase I of 2006 65th Street Tax Exempt Bond funds;

Section 4. The Executive Director is authorized to execute an Individual Project Agreement with the City of Sacramento to implement the Elvas Avenue Streetscape Improvement Project Phase I.

