



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

915 I Street, Sacramento, CA 95814-2604
www. CityofSacramento.org

**Staff Report
March 13, 2007**

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

Title: K Street Streetscape Improvements (KD 71)

Location/Council District: K Street, Council District 1

Recommendation: 1) Adopt a **Redevelopment Agency Resolution:** a) Approving a K Street Streetscape design concept plan for the K Street Mall, between 7th and 12th streets and St. Rose of Lima Park in the Merged Downtown Redevelopment Area; b) approving the relocation of two Regional Transit (RT) mini-high platforms from the 700 and 1000 blocks to the 800 and 1100 blocks of K Street respectively; and c) authorizing the Executive Director, or her designee, to allocate \$4 million of Merged Downtown Redevelopment tax increment funds and execute an Individual Project Agreement (IPA) for implementation of phase one improvements; and 2) adopt a **City Resolution:** a) Approving a design concept plan for the K Street Streetscape project, between 7th and 12th streets and St. Rose of Lima Park in the Merged Downtown Redevelopment Area; b) authorizing the bidding of the project for construction; and c) authorizing the City Manager, or his designee, to enter into an IPA with the Redevelopment Agency for the project; and d) amending the revenue and expenditure budget for KD71 in the amount of \$4,000,000.

Contact: Melissa Anguiano, Economic Development Project Manager, 808-5864;
Leslie Fritzsche, Downtown Development Manager, 808-5450

Presenters: Melissa Anguiano

Department: Economic Development Department

Division: Downtown Development

Organization No: 4451

Description/Analysis

Issue: The K Street Streetscape Improvement project has been identified as a project essential to transforming K Street Mall into a lively and inviting pedestrian street. The mall's current conditions consist of a variety of paving materials, including asphalt, exposed aggregate and pavers, dated wooden street furniture,

large cement planters, globe lighting, and clusters of newspaper racks. St. Rose of Lima consists of an under utilized kiosk, stage and turf area.

As part of the K Street streetscape improvements planning process, Economic Development staff collaborated with Regional Transit (RT) staff, the Downtown Sacramento Partnership, and various City departments, establishing a joint effort to enhance and improve the K Street Mall, between 7th and 12th streets, and St. Rose of Lima Park. Quadriga Landscape Architecture and Planning was retained by Economic Development to provide design services consisting of design studies and development drawings for the pedestrian areas of the K Street Mall and park. Improvement concepts and designs have been presented in a number of public outreach meetings, including meetings with the K Street property owners and merchants, general community, Downtown Sacramento Partnership Strategic Development Task Force, RT Mobility Advisory Council and RT Board. In addition, the City of Sacramento's Design Review and Preservation Board, Parks and Recreation Commission, and Disability Advisory Commission have reviewed the project. As a result of the efforts and comments solicited from these meetings, a streetscape design concept plan for the mall and park were developed and are presented for approval. In addition, staff is recommending the relocation of the RT mini-high platforms on the 700 and 1000 blocks of K Street to the 800 and 1100 blocks of K Street.

The goal of the streetscape project is to increase safety along the corridor, reduce obstacles and eliminate unnecessary items and fixtures - opening up a clear pathway of travel along the mall. K Street Streetscape improvements will also increase pedestrian lighting, improve planting and landscaping, build connectivity, enhance pedestrian mobility and standardize pavement materials. The timing for this project is anticipated to coincide with the implementation of key developments on K Street. The project will be implemented in phases, with the first phase of improvements identified on the 700 block of K Street, St. Rose of Lima Park and relocation of the 700 block mini-high platform to the 800 block of K Street, if approved. Staff anticipates beginning construction by late summer of this year, with completion by early 2008. A full description of the planned improvements is included in Attachments 1 and 2 – Background Report and Site Amenity Collection.

Policy Considerations: Streetscape improvements to K Street are consistent with the Amended Merged Downtown Redevelopment Plan and 2005-2009 Merged Downtown Redevelopment Plan and the J-K-L Corridor Charette. Completion of this project will eliminate blight by improving inadequate public infrastructure.

Environmental Considerations: The requested actions are exempt under California Environmental Quality Act (CEQA) Guidelines sections 15301(b) operation, repair or minor alteration of existing facilities of both investor and privately owned utilizes; 5301(c) streetscape improvements such as sidewalks, lighting and landscaping and

such improvements involve negligible or no expansion of capacity to accommodate vehicular traffic; 1503(d) new construction or conversion of water main, sewage, electrical, gas and other utility extensions; and 15304(b) new gardening and landscaping.

Rationale for Recommendation: The 2005-2009 Merged Downtown Implementation Plan identified a number of projects and programs necessary to implement the Downtown Redevelopment Strategy and catalyze Downtown. Amongst those projects and programs is the K Street Streetscape. Transfer of the approved allocation to its respective capital improvement project account will allow the City, on behalf of the Redevelopment Agency, to continue implementing the K Street streetscape project. This project will eliminate blighting conditions by replacing dated street furniture, increasing pedestrian lighting, improving planting, and standardizing pavement materials. In addition the approved project will eliminate barriers and open up a clear pathway of travel on K Street Mall. The timing for this project is envisioned to coincide with the implementation of key developments, including the 700 block of K Street.

Financial Considerations: This report recommends an allocation of Merged Downtown Redevelopment tax increment funds in the amount of \$4 million to the K Street Streetscape Project (KD71) for recommended phase one implementation. The City may also utilize Park Impact Fees and Quimby funding for improvements to St. Rose of Lima Park, however, the amount available is yet to be determined.

Emerging Small Business Development (ESBD): None

Respectfully Submitted by: 
Leslie Fritzsche
Downtown Development Manager
on behalf of the Redevelopment Agency
of the City of Sacramento

Recommendation Approved:

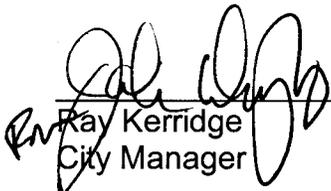

Ray Kerridge
City Manager

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Attachment 1**Background Report**

K Street Streetscape improvement concepts and designs have been presented in a number of public outreach meetings, including meetings with the K Street property owners and merchants, general community, Downtown Sacramento Partnership (DSP) Strategic Development Task Force, and Regional Transit (RT) Board and Mobility Advisory Council. In addition, the City of Sacramento's Design Review and Preservation Board, Parks and Recreation Commission, and Disability Advisory Commission have reviewed the project. As a result of the efforts and comments solicited from these meetings, a streetscape design concept plan for the mall and park, were developed and are presented for approval.

Design Options

Improvements to K Street's streetscape and St. Rose of Lima Park include new and consistent paving materials, street furniture, trash receptacles, landscaping, lighting, enhanced intersections and gateway elements. All sidewalk paving materials between buildings and the RT light rail track way will be replaced with 3'x4' warm grey rectangle pavers, set on a concrete base. All existing lighting will be changed to historic acorn light poles. Additional lighting opportunities include run-way lighting at intersections and in-grade uplighting in tree well areas. Intersections will be treated with an acid colored stain and scored to complement the layout of the sidewalk and track way paving materials. Bulb-out corners will be added to corners of the intersections where possible. Existing wooden street furniture, trash and recycle receptacles, and bike racks will be replaced with new metal powder-coated pieces that are consistent and of the same style. All concrete planters will be removed and all existing trees will be preserved. A corner marker art piece is being considered as a gateway element at each of the intersections.

The Downtown Holiday Ice Rink had more than 20,000 visitors this year and continues to be a major destination draw for Downtown Sacramento. Unfortunately, the installation and dismantling of the ice rink involves significant time and resources to remove and reinstall the current turf. As result, the park is inaccessible for weeks during this process. The proposed improvements to St. Rose of Lima would create an efficient transition between seasons and uses. Concept improvements to St. Rose of Lima that have been discussed include replacing the current turf with concrete pavement and 3'x4' warm grey rectangle pavers, shifting the kiosk structure to the northeast corner of the park, demolition and re-programming of the current stage and implementation of a special feature, such as a water fountain or an art piece.

All improvements will be refined with the necessary approval agencies as implementation and construction documentation occurs. Attachment 2 shows a collective layout of the site amenity improvements described above. Please see Attachments 5 and 6 for cost estimates of improvements to the 700 block and St. Rose of Lima Park.

RT Mini-High Platforms

Staff's recommendation for relocating the RT mini-high platforms will co-locate the mini-high platforms on two of the five blocks of K Street Mall. One RT station consists of two mini-high platforms. Currently there are two stations on K Street with mini-high platforms split onto four blocks; the 700, 800, 1000 and 1100 blocks of K. Our recommendation would relocate an existing mini-high platform from the 700 block to the 800 block. Respectively the existing 1000 block mini-high platform would make the same relocation to the 1100 block. These relocations would co-locate the four mini-high platform to two blocks of K Street, creating "transit blocks." In the first phase of improvements the 700 block mini-high would move east 470 feet to the north side of the 800 block.

Staff is recommending the relocation of these two mini-high platforms, as it provides an opportunity to consolidate utility equipment, fixtures and signage, increase the pathway of travel, create an urban plaza with St. Rose of Lima Park, and open up the 700 block as a major gateway into K Street from the Downtown Plaza Shopping Center. In addition, movement of the 700 block mini-high will allow for a closer connection to RT's Amtrak Station – Folsom line, via the new 8th and K station. We will also look at re-designing the RT mini-high platforms to the current RT's specifications – designing a mini-high platform that is not a switch-back, sleeker in design and less intrusive. All improvements will comply with Americans with Disabilities Act (ADA) requirements.

Currently, four-car RT trains that stop at the 700 block mini-high platform extend across and block 8th Street traffic. If the station is moved to the 800 block, four-car RT trains will block 9th Street traffic. Economic Development and Transportation staff commissioned a traffic simulation analysis to evaluate the traffic operational effects of moving the station to the 800 block. As expected, traffic congestion and delay will decrease along 8th Street yet will increase along 9th Street. In order to minimize the effects, the project will incorporate design solutions and improvements to minimize the effects where practicable. The 1000 block mini-high platform relocation to the 1100 will not block any street traffic.

Maintenance

Currently K Street Mall is maintained by City Parks Maintenance staff, as a City park. Through the planning process, staff has been careful to select materials that are both durable and maintainable and will not dramatically affect maintenance costs. As the first phase of the project is refined, staff may need to identify additional ongoing maintenance funding; potentially through additional property assessments. Any "value-added" elements, such as the hanging flower baskets, will not be added until a funding source is identified. Currently Parks Maintenance sees a benefit to making K Street streetscape improvements, particularly St. Rose of Lima improvements.

Next Implementation Phase

Implementation of subsequent blocks will follow as funding becomes available. It is anticipated the Agency will bond again in year 2008, at which time staff could come forward for approval of allocating additional funding to implement additional blocks of

the K Street Mall.

Public Safety

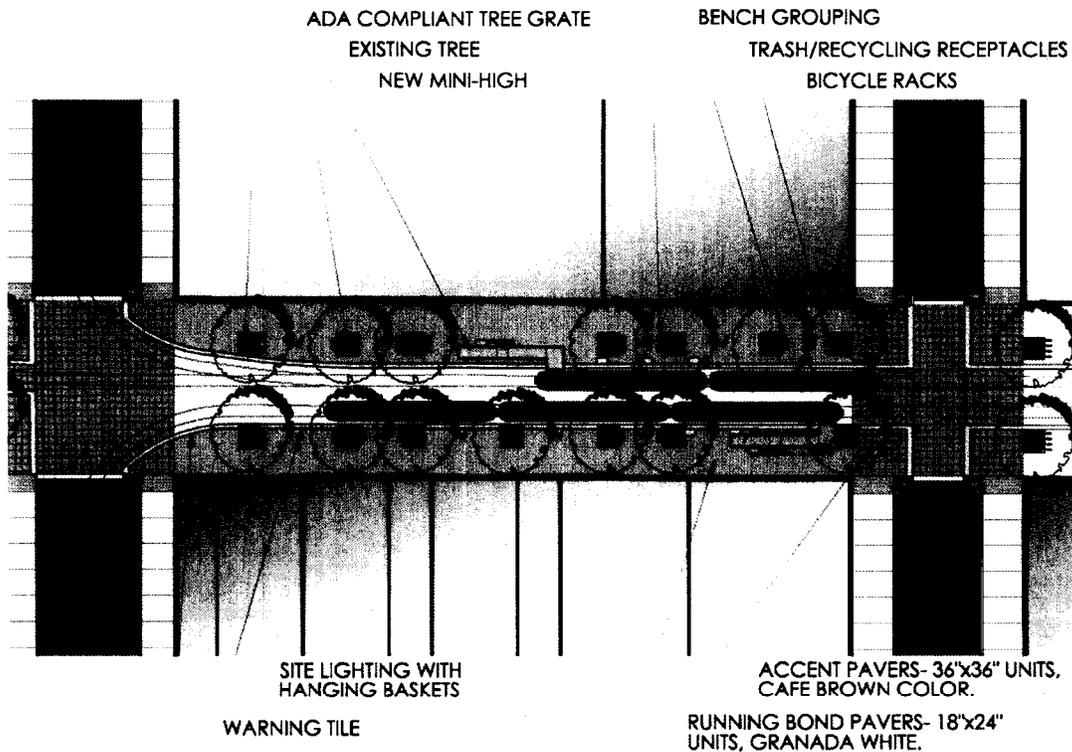
Concerns have been expressed about the current safety environment on K Street, particularly on the 700 block. As a result, the City of Sacramento Police Department (PD), RT and DSP are working in partnership to identify a security plan to address these issues. The discussed streetscape improvements will significantly increase lighting, creating better visibility and safety for pedestrians.

Downtown Sacramento Partnership (DSP)

On February 21, 2007, the DSP Board heard and approved the proposed designed concepts for the K Street streetscape improvement. In addition, the Board asked that the DSP Strategic Development Task Force be involved as final improvement designs are produced.

Attachment 2

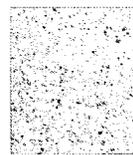
Site Amenity Collection



Tree Grate-
ADA Compliant



Historic Acorn
Street Lighting



Running Bond
Pavers Color-
Granada White



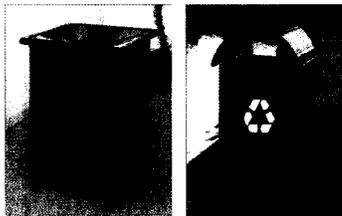
Accent
Pavers Color-
Café Brown



In-grade
Uplighting



Scarborough Collection
Bench by Landscape
Forms



Presidio Collection
Trash and Recycling
Receptacles by
Landscape Forms



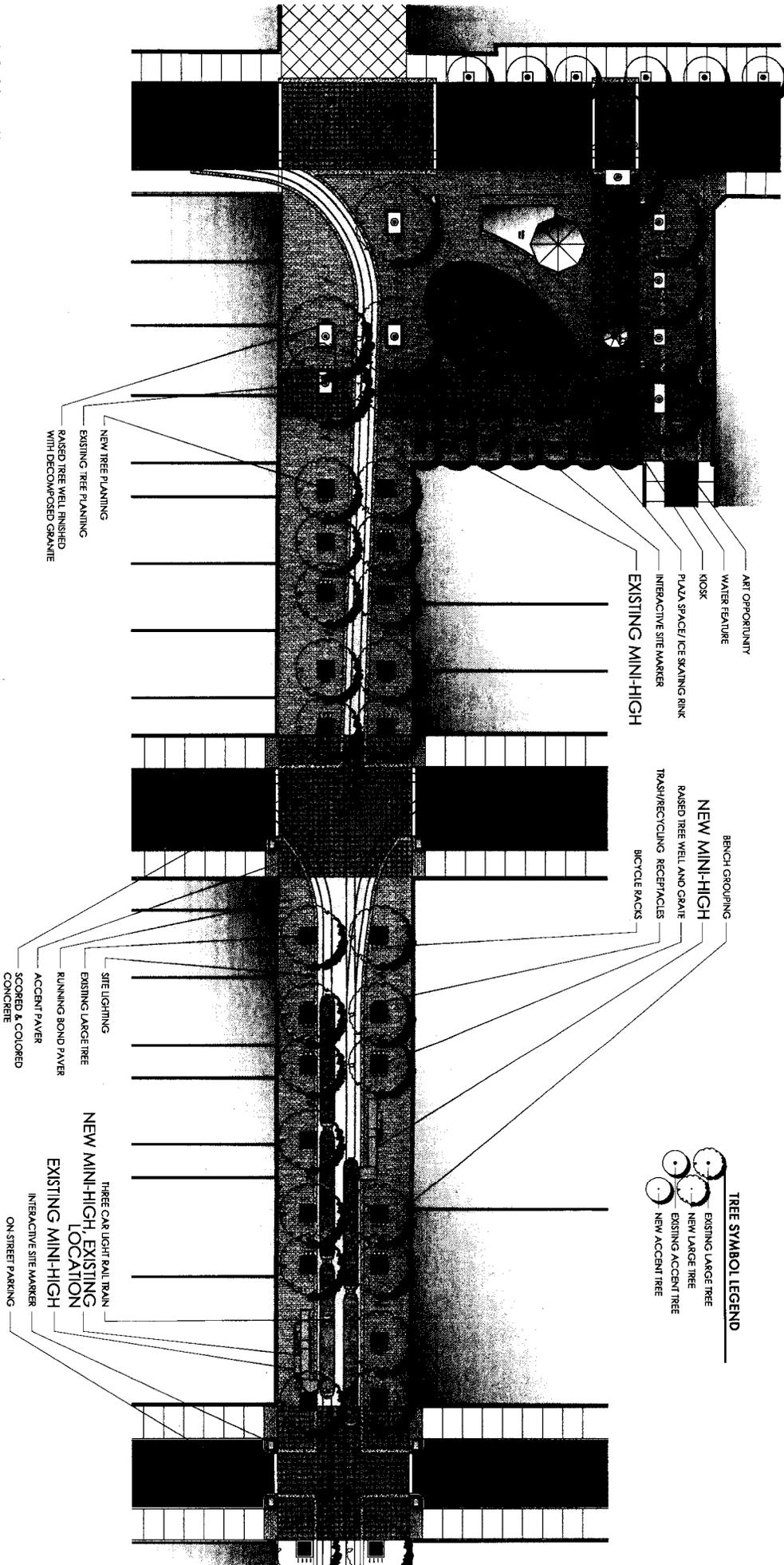
Bicycle Racks



Hanging Planters at
Street Lighting

K STREET
FEDERATION HALL RENOVATION
 CITY OF SACRAMENTO - CALIFORNIA
 FROM 7TH STREET TO 9TH STREET

PROPOSED PLAN



REVISION 11.16.07



Attachment 4

Photo Simulation



Attachment 5

700 Block Cost Estimates

ITEM	UNIT	UNIT COST	QTY.	COST
MOBILIZATION				
Project Coordination	LS	\$5,000.00	1	\$5,000.00
Field Engineering	LS	\$5,000.00	1	\$5,000.00
DEMOLITION				
Concrete Pavers	SF	\$6.00	23400	\$140,400.00
Clear and Grub	Allow	\$7,000.00	1	\$7,000.00
Tree Removal/Stump Disposal	EA	\$800.00	2	\$1,600.00
Existing Mini-High	Allow	\$15,000.00	1	\$15,000.00
GRADING				
Fine Grading	SF	\$0.35	23700	\$8,295.00
Compacted AB Under Platforms	CY	\$0.35	140	\$49.00
UTILITIES				
Storm Drain Lines	Allow	\$25,000.00	1	\$25,000.00
Drain Inlet	EA	\$500.00	0	\$0.00
Connection to ex. SD	LS	\$2,000.00	1	\$2,000.00
Electrical Supply	LS	\$8,000.00	1	\$8,000.00
Electrical Receptacles	EA	\$400.00	6	\$2,400.00
Consolidate Equipment	Allow	\$100,000.00	1	\$100,000.00
CCTV	Allow	\$75,000.00	1	\$75,000.00
LIGHTING				
Pole lights	EA	\$5,000.00	10	\$50,000.00
Uplights/Downlights	EA	\$1,000.00	28	\$28,000.00
STRUCTURES				
New Mini-High	Allow	\$500,000.00	1	\$500,000.00
Rebuild Hollow Sidewalks	Allow	\$500,000.00	1	\$500,000.00
PAVING				
Concrete Pavers over Concrete Base	SF	\$20.00	23400	\$468,000.00
Stain & Score Intersection Concrete	SF	\$7.00	4650	\$32,550.00
Color Additive to RT Zone	SF	\$7.00	4800	\$33,600.00
Yellow Warning Tiles	SF	\$50.00	500	\$25,000.00
CURBING				
Concrete Curbs	LF	\$40.00	600	\$24,000.00
SITE FURNISHINGS				

Chairs	EA	\$900.00	38	\$34,200.00
Trash Receptacles	EA	\$1,400.00	6	\$8,400.00
Tree Grates	EA	\$1,000.00	10	\$10,000.00
Bike Racks	EA	\$600.00	16	\$9,600.00
IRRIGATION				
Trees and Baskets	Allow	\$5,000.00	1	\$5,000.00
PLANTING				
36" box trees	EA	\$1,200.00	0	\$0.00
Decomposed Granite	SF	\$7.00	600	\$4,200.00
		Sub-Total		\$2,127,294.00
		20% Contingency		\$425,458.80
		TOTAL		\$2,552,752.80
ITEM	UNIT	UNIT COST	QTY.	COST
SMAC Art				
Gateway Elements	Allow	\$80,000.00	1	\$80,000.00

Attachment 6

St. Rose of Lima Cost Estimates

ITEM	UNIT	UNIT COST	QTY.	COST
MOBILIZATION				
Project Coordination	LS	\$5,000.00	1	\$5,000.00
Field Engineering	LS	\$4,000.00	1	\$4,000.00
DEMOLITION				
Concrete Pavers	SF	\$8.00	20,000	\$160,000.00
Clear and Grub	Allow	\$7,000.00	1	\$7,000.00
Tree Removal/Stump Disposal	EA	\$800.00	16	\$12,800.00
Existing Stage	Allow	\$8,000.00	1	\$8,000.00
GRADING				
Fine Grading	SF	\$0.35	30,000	\$10,500.00
UTILITIES				
Storm Drain Lines	Allow	\$20,000.00	1	\$20,000.00
Connection to ex. SD	LS	\$2,000.00	1	\$2,000.00
Electrical Supply	LS	\$8,000.00	1	\$8,000.00
Electrical Receptacles	EA	\$400.00	10	\$4,000.00
CCTV	Allow	\$40,000.00	1	\$40,000.00
LIGHTING				
Pole lights	EA	\$5,000.00	12	\$60,000.00
Uplights/Downlights	EA	\$1,000.00	38	\$38,000.00
PAVING				
Concrete Pavers over Concrete Base	SF	\$20.00	30,000	\$600,000.00
SITE FURNISHINGS				
Chairs	EA	\$900.00	12	\$10,800.00
Trash Receptacles	EA	\$1,400.00	6	\$8,400.00
Tree Grates	EA	\$1,000.00	14	\$14,000.00
Bike Racks	EA	\$600.00	8	\$4,800.00
IRRIGATION				
Trees	Allow	\$5,000.00	1	\$5,000.00
		Sub-Total		\$1,022,300.00
		20% Contingency		\$204,460.00
		TOTAL		\$1,226,760.00

ITEM	UNIT	UNIT COST	QTY.	COST
Gateway Elements	Allow	\$80,000.00	3	\$240,000.00
Vertical Water Feature	Allow	\$500,000.00	1	\$500,000.00

RESOLUTION NO.

Adopted by the Redevelopment Agency of the City of Sacramento

APPROVAL OF DESIGN CONCEPT PLANS AND ALLOCATION OF MERGED DOWNTOWN REDEVELOPMENT TAX INCREMENT FUNDS FOR K STREET STREETScape IMPROVEMENTS, BETWEEN 7TH AND 12TH STREETS, AND ST. ROSE OF LIMA PARK IN THE MERGED DOWNTOWN REDEVELOPMENT AREA

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Merged Downtown Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Merged Downtown Project Area ("Project Area").
- B. K Street, which is in the Merged Downtown Redevelopment Area, is undergoing significant redevelopment and investment.
- C. K Street Streetscape Improvements on K Street Mall, between 7th & 12th streets, and St. Rose of Lima Park has been identified as a project essential to transforming K Street Mall into a lively and inviting pedestrian street.
- D. Proposed improvements to K Street's streetscape include new and consistent paving materials, street furniture, trash receptacles, landscaping, lighting, enhanced intersections and gateway elements and potential co-locations of RT mini-high platform stations.
- E. Streetscape improvements to K Street are consistent with the Amended Merged Downtown Redevelopment Plan and 2005-2009 Merged Downtown Redevelopment Plan.

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

- Section 1. After due consideration of the facts presented, design concept plan for the K Street Streetscape project, including the allocation of \$4,000,000 and the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.
- Section 2. The relocation of two Regional Transit (RT) mini-high platforms from the 700 and 1000 blocks to the 800 and 1100 blocks of K Street respectively is approved.

- Section 3. Pursuant to Section 33445 of the Health and Safety Code of the State of California, the Agency further finds and determines that: (a) The streetscape improvements made to K Street Mall, between 7th and 12th streets will benefit the immediate neighborhood and project area by replacing dated street furniture, increasing pedestrian lighting, improving planting, and standardizing pavement materials; (b) No other reasonable means of financing this public improvement project in the Merged Downtown Redevelopment Project Area is available to the community; and (c) Streetscape improvements will assist in eliminating the following blighting conditions: dilapidated infrastructure along the K Street Mall.
- Section 4. The Executive Director, or her designee, is authorized to enter into an Individual Project Agreement (IPA) regarding the provision of services by the City of Sacramento in the amount of \$4,000,000.

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVAL OF K STREET STREETScape IMPROVEMENTS (KD 71)

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento ("Agency") has adopted the Merged Downtown Redevelopment Plan ("Redevelopment Plan") and an Implementation Plan for the Merged Downtown Project Area ("Project Area").
- B. K Street, which is in the Merged Downtown Redevelopment Area, is undergoing significant redevelopment and investment.
- C. K Street Streetscape Improvements on K Street Mall, between 7th & 12th streets, and St. Rose of Lima has been identified as a project essential to transforming K Street Mall into a lively and inviting pedestrian street.
- D. Proposed improvements to K Street's streetscape include new and consistent paving materials, street furniture, trash receptacles, landscaping, lighting, enhanced intersections and gateway elements and potential co-locations of RT mini-high platform stations.
- E. Streetscape improvements to K Street are consistent with the Amended Merged Downtown Redevelopment Plan and 2005-2009 Merged Downtown Redevelopment Plan.

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

- Section 1. After due consideration of the facts presented, design concept plan for the K Street Streetscape project, including the allocation of \$4,000,000 and the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.
- Section 2. The relocation of two Regional Transit (RT) mini-high platforms from the 700 and 1000 blocks to the 800 and 1100 blocks of K Street respectively is approved.
- Section 3. Construction of the Project shall be in substantial conformance with the approved plan but shall be subject to technical modifications necessary to satisfy the various approving agencies and in the field conditions; and

- Section 4. The Economic Development Department working with the Parks and Recreation Department is authorized to prepare a bid package and advertise for bids to construct the Project.
- Section 5. The City Manager, or his designee, is authorized to enter into an Individual Project Agreement (IPA) regarding the provision of services by the City of Sacramento and amend the revenue and expenditure budget for KD71 in the amount of \$4,000,000.

