REPORT TO COUNCIL 3
City of Sacramento

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

Consent
May 1, 2007

Honorable Mayor and
Members of the City Council

Title: Agreement: 65th Street Station Area Study (PN: TH16)

Location/Council District: The greater 65th Street Station Area, defined as the area bordered by 59th Street on the west, California State University, Sacramento (CSUS) and the Union Pacific Railroad (UPRR) tracks on the north, Power Inn Road on the east, and 14th Avenue on the south. Council districts 3 and 6 (see Exhibit A – Project Location Map).

Recommendation: Adopt a **Resolution** authorizing the City Manager to execute and award an agreement to BMS Design Group for the 65th Street Station Area Study for an amount not to exceed $918,930.

Contact: Tara Goddard, Assistant Planner, 808-8332; Fedolia "Sparky" Harris, Senior Planner, 808-2996.

Presenters: Not applicable

Department: Department of Transportation

Division: Office of the Director

Organization No: 3416

Description/Analysis

Issue: The 65th Street/University Transit Village Plan (TVP), adopted by Council in 2002, outlined a vision for the area surrounding the 65th Street/University Light Rail Station. In addition, there are several approved plans in the area, including the South 65th Area Plan, the Station Block Development Strategy, the Southeast Area Transportation Study (SEATS), and plans completed for California State University, Sacramento (CSUS), St. Francis High School, and Granite Regional Park. There is the need for the City to tie together all the area studies into a comprehensive whole, one which respects today's understanding of and support for pedestrian and bicycle friendly transit-oriented development, and which reflects a true multi-modal perspective in the area.

Policy Considerations: The requested action is necessary to bring the study area into alignment with the City's adopted Smart Growth Principles, the Pedestrian-Friendly Street Standards, the Pedestrian Master Plan, the Bikeway Master Plan, and the on-going General Plan Update. This study will provide an updated, comprehensive vision for the area, complementary to the area development by CSUS, Sacramento Housing and Redevelopment Agency (SHRA), Sacramento

Municipal Utility District (SMUD), and local landowners and developers.

Environmental Considerations: There are no environmental impacts from the execution of the agreement. The project scope of work includes an Environmental Impact Report for the 65th Street Station Area Study.

Rationale for Recommendation: The 65th Street Station Area, already transit-strong, is seeing a rapid increase in housing, retail, and office development and redevelopment. This study will achieve much needed cohesiveness in the area's circulation to facilitate a truly thriving transit village area.

Financial Considerations: As of April 9, 2007, the 65th Street Station Area Study CIP project (PN: TH16) has an unobligated balance of $995,646 which is sufficient to execute the agreement with BMS Design Group for an amount not to exceed $918,930.

Emerging Small Business Development (ESBD): This project included participation goals of 20% for emerging and small business enterprises as required by Ordinance 99-007 and Resolution 99-055 relating to ESBD participation goals and policies, adopted by City Council on February 9, 1999. The selected consultant team, BMS Design Group, exceeded the ESBD goals with a participation level of 100%.

Respectfully Submitted by: Francesca L. Halbbakken
Francesca L. Halbbakken
Operations Manager

Approved by: Jerry Way
Jerry Way
Director of Transportation

Recommendation Approved:

for RAY KERRIDGE
CITY MANAGER

Table of Contents:

	Report	Pg. 1
Attachments		
1	Background	Pg. 3
2	Resolution	Pg. 4
	Exhibit A: Project Location Map - 65th Street Station Area Study (PN: TH16)	Pg. 5

Attachment 1

Background

On October 29, 2002 the Sacramento City Council formally adopted the 65th Street/University Transit Village Plan (TVP). The TVP envisions the area adjacent to the intersection of 65th Street and Folsom Boulevard, near California State University, Sacramento (CSUS), as a neighborhood/university mixed-use district providing a lively mix of housing types, retail and employment uses that takes advantage of its proximity to the 65th Street light rail station. The TVP places importance on 65th Street as a pedestrian-scale "Main Street" connecting CSUS to the surrounding neighborhood and the 65th Street transit station. The design of the transit village emphasizes more convenient pedestrian connections for shoppers, employees, students, and residents to the surrounding community, university, and station. The plan also envisions a transition from the existing auto-oriented commercial and industrial district to a vibrant transit-oriented development.

Additionally, the 65th Street Station Area Study project area includes the future CSUS Tram route, the South 65th Street Area, SMUD's headquarters, Granite Regional Office Park, and the St. Francis School Improvement project. The F65 retail and housing project is thriving, with CSUS just announcing that they will lease the soon-to-be-open housing next door to students. The Redding Avenue Improvements Project will provide much needed pedestrian infrastructure to facilitate pedestrian connections in the area.

In 2006, the City accepted the Station Block Development Strategy, a joint project between SHRA and the City, which looked at the parcel adjoining the light rail station. Among other changes to the area, that study recommended revisiting the 65th Transit Village Plan, the other area plans and their corresponding mitigations, in order to bring them into alignment with today's understanding of appropriate transit village design as well as recently adopted City standards.

On January 11, 2006, City staff submitted the 65th Street Station Area Study to the Sacramento Area Council of Governments (SACOG) Community Design Grant Program, and SACOG subsequently awarded the City a Community Design Grant for $885,000 dollars, plus an 11.47% local match. This project will be administered entirely from these funds. City staff released a Request For Proposals (RFP), collected proposals, and conducted a thorough written and oral review process in order to select a consultant team that represents the needed expertise, technical ability and understanding of the complexity and importance of the 65th Street Station Area. In addition to the consultant team, coordination is on-going with CSUS, Regional Transit, SHRA, and the General Plan Update staff.

The analysis of current conditions, development of alternatives and creation of draft circulation network will take approximately one year to complete. The environmental analysis will begin after the development of alternatives per CEQA and will lead to the final recommendation for the circulation network. The environmental work will take approximately one and a half years, part of which will overlap with the analysis, for a projected completion date of early 2009 for the entire study. This study will directly help the public financing group strategize how to further facilitate needed infrastructure improvements in the area.

RESOLUTION NO.

Adopted by the Sacramento City Council

EXECUTE A PROFESSIONAL SERVICES AGREEMENT FOR THE 65TH STREET STATION AREA STUDY (PN: TH16)

BACKGROUND

A. The 65th Street Station Area Study will develop a recommended circulation system that will improve the connectivity within the Study Area to enhance the movement of people, goods, and services. This planned circulation system and land use program shall better encourage pedestrian-friendly, transit-oriented development.

B. The 65th Street Station Area Study will develop a clear program of improvements to serve as the basis for a fee district that articulates the scope and timing of necessary transportation-related infrastructure improvements for the entire study area and establishes preliminary cost estimates that would provide a basis for establishing an equitable funding mechanism.

C. The 65th Street Station Area Study was advertised and bids were received on January 26, 2007. The consultant team led by BMS Design Group was the chosen consultant team.

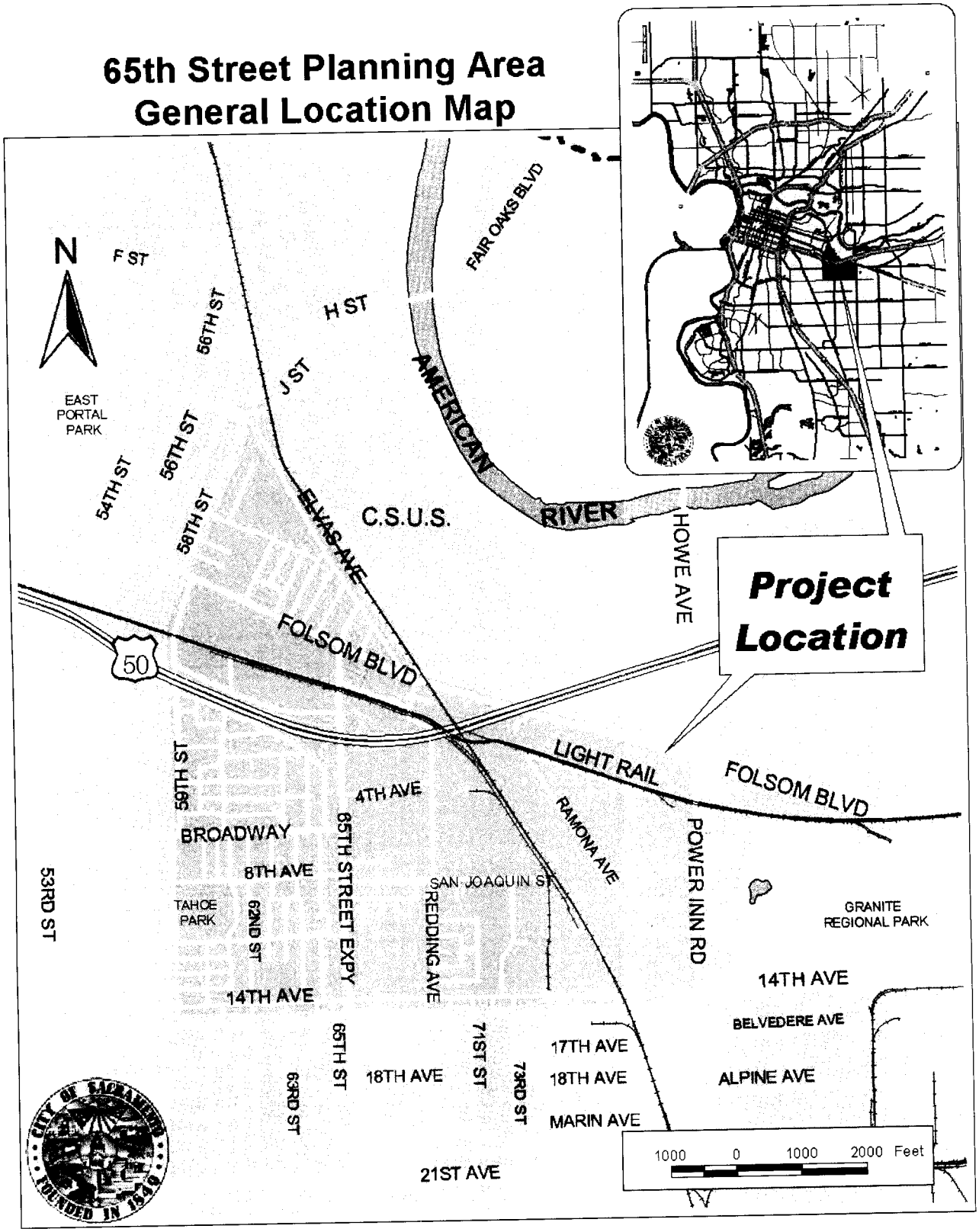
BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

Section 1. The City Manager is authorized to execute an agreement with BMS Design Group for the 65th Street Station Area Study, for an amount not to exceed $918,930..

Table of Contents:

Exhibit A: Project Location Map - 65th Street Station Area Study (PN: TH16)

Exhibit A


65th Street Planning Area
General Location Map
N
F ST
56TH ST
H ST
J ST
FAIR OAKS BLVD
AMERICAN
RIVER
EAST
PORTAL
PARK
54TH ST
56TH ST
58TH ST
ELVAS AVE
C.S.U.S.
HOWE AVE
Project
Location
FOLSOM BLVD
50
LIGHT RAIL
FOLSOM BLVD
59TH ST
4TH AVE
BROADWAY
8TH AVE
65TH STREET EXPY
RAMONA AVE
POWER INN RD
53RD ST
TAHOE
PARK
62ND ST
SAN JOAQUIN ST
REDDING AVE
GRANITE
REGIONAL PARK
14TH AVE
14TH AVE
BELVEDERE AVE
65TH ST
71ST ST
17TH AVE
18TH AVE
18TH AVE
ALPINE AVE
63RD ST
73RD ST
MARIN AVE
1000 0 1000 2000 Feet
21ST AVE