



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

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

**Staff Report
May 29, 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: Adopt a Redevelopment Agency Resolution: 1) Approving a K Street Streetscape design concept plan for the K Street Mall, between 7th and 12th streets and St. Rose of Lima Park; 2) approving relocation of the 700 block Regional Transit (RT) platform station to 7th Street, south of the K-L alley (phase one), and relocation of the 1000 block RT platform station to the north side of the 1100 block of K Street; and 3) 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.

Adopt a **City Resolution:** 1) Approving a design concept plan for the K Street Streetscape project, between 7th and 12th streets and St. Rose of Lima; 2) authorizing the bidding of the project for construction; and 3) authorizing the City Manager, or his designee, to enter into an IPA with the Redevelopment Agency for the project; and 4) 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; Regional Transit; Darrell Fong, Police Department;
Michael Zilis, Walker Macy

Department: Economic Development Department

Division: Downtown Development

Organization No: 4451

Description/Analysis

Issue: K Street is the City's historic "Main Street" and its redevelopment is critical to the success of Downtown and a vibrant city core. The K Street Streetscape Improvement project is a key component of that transformation and is essential to returning K Street Mall to a lively and inviting pedestrian street.

Currently the mall looks dated, suffering from years of minimal maintenance and fragmented design treatments. The mall consists of a variety of paving materials (including asphalt, exposed aggregate and pavers), dilapidated wooden street furniture, large underutilized cement planters, dated globe lighting, and clusters of newspaper racks. St. Rose of Lima, adjacent to K Street, is active during the winter ice skating season but the rest of the year is marked by an underutilized kiosk, inadequate stage and turf area.

In an effort to address current conditions, Economic Development staff collaborated with Regional Transit (RT) staff, the Downtown Sacramento Partnership (DSP), and various City departments, establishing a joint effort to enhance and improve the K Street Mall. The group established the goal of the streetscape project as reclaiming K Street and St. Rose of Lima as a unique urban environment, setting a complimentary foundation on which to support new private investment. The key objectives are to: aesthetically improve the corridor, increase safety, enhance pedestrian lighting, build connectivity, improve pedestrian mobility, and to create a safe and inviting public space. The project will include new and consistent paving materials, street furniture, trash receptacles, landscaping, lighting, enhanced intersection treatments and gateway elements. These improvements will provide design standards for all future improvements along K Street, creating a consistent design for the entire corridor – 7th through 12th streets.

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 and Board of Directors; and RT Board of Directors 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. In addition, staff is recommending relocation of the existing 700 block RT platform station to 7th Street, south of the K-L alley and, in a later phase, relocation of the 1000 block RT platform station to the north side of the 1100 block of K Street. This plan is supported by RT, the City's Police Department (PD), DSP, RT's Mobility Advisory Council.

The timing for this project is anticipated to coincide with the implementation of key redevelopment efforts 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 the new RT platform station on 7th Street. If designs are approved, Staff will return for a construction document contract award and anticipates construction will begin by early 2008, with completion by late 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 and St. Rose of Lima are consistent with the Amended Merged Downtown Redevelopment Plan and 2005-2009 Merged Downtown Redevelopment Implementation Plan and the J-K-L Corridor Charette. Completion of this project will eliminate blight by improving inadequate public infrastructure and will stimulate additional private investment.

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 utilities; 15301(c) streetscape improvements such as sidewalks, lighting and landscaping and such improvements involve negligible or no expansion of capacity to accommodate vehicular traffic; 15303(d) new construction or conversion of water main, sewage, electrical, gas and other utility extensions; and 15304(b) new gardening and landscaping.

Commission/Committee Action:

- **DSP Board of Directors**
On May 16, 2007, the DSP Board heard and approved the proposed plan for the K Street streetscape improvement, including the new location for the 700 block RT platform. In addition, the Board asked that the DSP Strategic Development Task Force be involved as final improvement designs are produced and that the City, RT and Police Department work with the property owners in addressing current safety concerns and issues.
- **RT Mobility Advisory Council (MAC)**
On April 5, 2007, the MAC heard and reviewed the new proposed site for the 700 block station and took action to support the new site location. In addition, the MAC asked that their sub-committees be involved in the design of any new stations and improvements.

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 implement the K Street streetscape project. This project will:

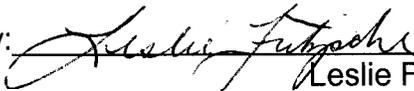
- Establish a strong urban aesthetic for the entire 7th through 12th street corridor;
- Set the stage for improved economic vitality;
- Create a compelling inviting environment with updated street furniture, planning and pavement – removing existing blight;
- Promote a sense of safety with increased pedestrian lighting and enhanced visibility;
- Balance the K Street corridor by creating an “Urban Plaza” fell on the west end

- of K Street, similar to the successful 13th and K Street plaza on the east end; and
- Improve RT's operations with the introduction of a new station for the Gold Line, expanding their system and providing increased access for rider.

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 anticipates utilizing \$400,000 of Park Impact Fees and Quimby funding for improvements to St. Rose of Lima Park, which will come back to Council for approval sometime in July. The City may also utilize State Proposition 1C (2006 Housing Bond Act) funding for St. Rose of Lima Park improvements; 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

Table of Contents:

	Pg	1	Report
Attachments			
1	Pg	5	Background Report
2	Pg	8	Site Amenity Collection
3	Pg	9	Illustrative Master Plan with 7 th Street Platform Station Location
4	Pg	11	K Street Elevation
5	Pg	12	Artist Perspectives
6	Pg	14	700 Block Cost Estimates
7	Pg	16	St. Rose of Lima Estimates
8	Pg	18	Redevelopment Agency Resolution
9	Pg	20	City Resolution

Attachment 1**Background Report**

K Street is the City's historic "Main Street" and its current conditions are in dire need of renovation. Through significant public involvement, these blocks have been recognized as one of the blighted in the district and their redevelopment is viewed as critical to the success of downtown. Our goal is to create a memorable pedestrian destination with a streetscape that establishes a foundation and corresponds to the private investment on K Street. Since November 2006, 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 Board of Directors, and Regional Transit (RT) Board of Directors 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 Concepts

Now is a perfect opportunity to lay the foundation and implement a streetscape that not only compliments K Street and enhances its economic viability, but creates a safe and inviting public space. Improvements to K Street's streetscape and St. Rose of Lima Park will 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' 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, creating a smooth transition from block to block. The new existing stamped concrete in between the RT track ways will be stained to compliment the sidewalk and intersection pavement colors and 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, with a goal to preserve all existing trees. Tree grates and enhanced landscaping is being considered for the all tree wells. A corner marker art piece is being considered as a gateway element at each of the intersections.

The second component of the project is St. Rose of Lima Park. The current design of the park limits the use and vibrancy of the park. The park stage has been found to be too small for live performances and is rarely used. The turf area is not shaded and supports few uses. The park's main use, however, 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 a 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' rectangle pavers extended from the 700 block paving material, 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 and Attachments 6 and 7 provide cost estimates for the improvements.

RT Platform Stations

Currently there are two stations on K Street with four platforms split onto four different blocks; the 700, 800, 1000 and 1100 blocks of K. In an effort to increase the path of travel along K Street, establish stronger connectivity to major destinations, create an urban plaza with St. Rose of Lima Park, and open up the 700 block as a major gateway, staff is recommending the relocation of two of the existing platforms on K Street Mall. The recommendation involves relocating an existing mini-high platform from the 700 block to the east side of 7th Street, just south of the K-L alley. The second relocation would be done at a later phase and would relocate the existing 1000 block mini-high platform down one block to the north side of the 1100 block. The existing mini-high platforms on the south sides of the 800 and 1100 blocks would remain in their locations. Neither of the platform relocations would impact street traffic. In the first phase of improvements the 700 block platform would move around the corner to 7th Street. Please see Attachment 3 for location of the proposed 7th Street station.

The new station on 7th Street provides the opportunity for major improvements to an area that is blighted and dark, by introducing significant lighting, paving and security elements. RT is supportive of the new station locations, as movement of the 700 block mini-high will create a station that can serve as a common station for both the RT Gold Line (from Folsom) and Blue Line (from Watt/I-80). These relocations also give us an opportunity to 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, is sleeker in design and less intrusive. All improvements will comply with Americans with Disabilities Act (ADA) requirements.

Maintenance

Currently K Street Mall is maintained by City Parks Maintenance staff. 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. Moreover, the current irrigation systems will be replaced and improved. Currently Parks Maintenance sees a benefit to making K Street streetscape improvements, particularly St. Rose of Lima improvements.

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 continue to work in partnership to identify a security plan to address these issues and existing perceptions. Moreover, the discussed streetscape improvements will significantly increase lighting, creating better visibility and safety for pedestrians. PD is currently working on a number of initiatives aimed at increasing patrol and crime prevention on K Street. PD, along with RT, also sees an opportunity for a better controlled environment with the relocation of the 700 block RT platform.

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.

Attachment 2

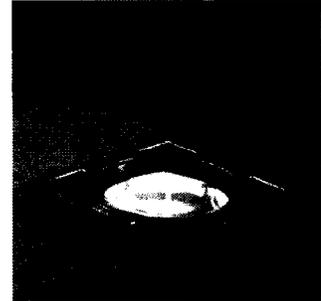
Site Amenity Collection



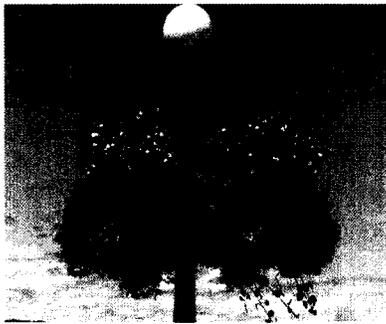
Tree Grate-
ADA Compliant



Historic Acorn
Street Lighting



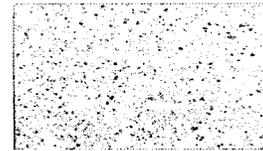
In-grade
Uplighting



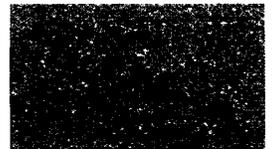
Hanging Planters at
Street Lighting



Bicycle Racks



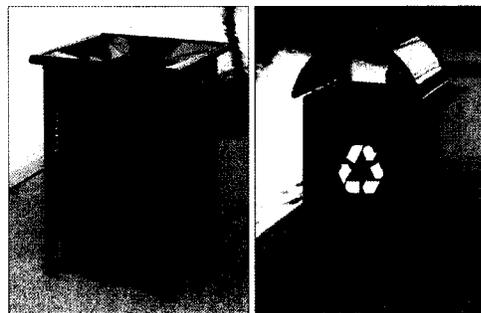
Running Bond
Pavers Color-
Granada White



Accent Pavers
Color-
Café Brown

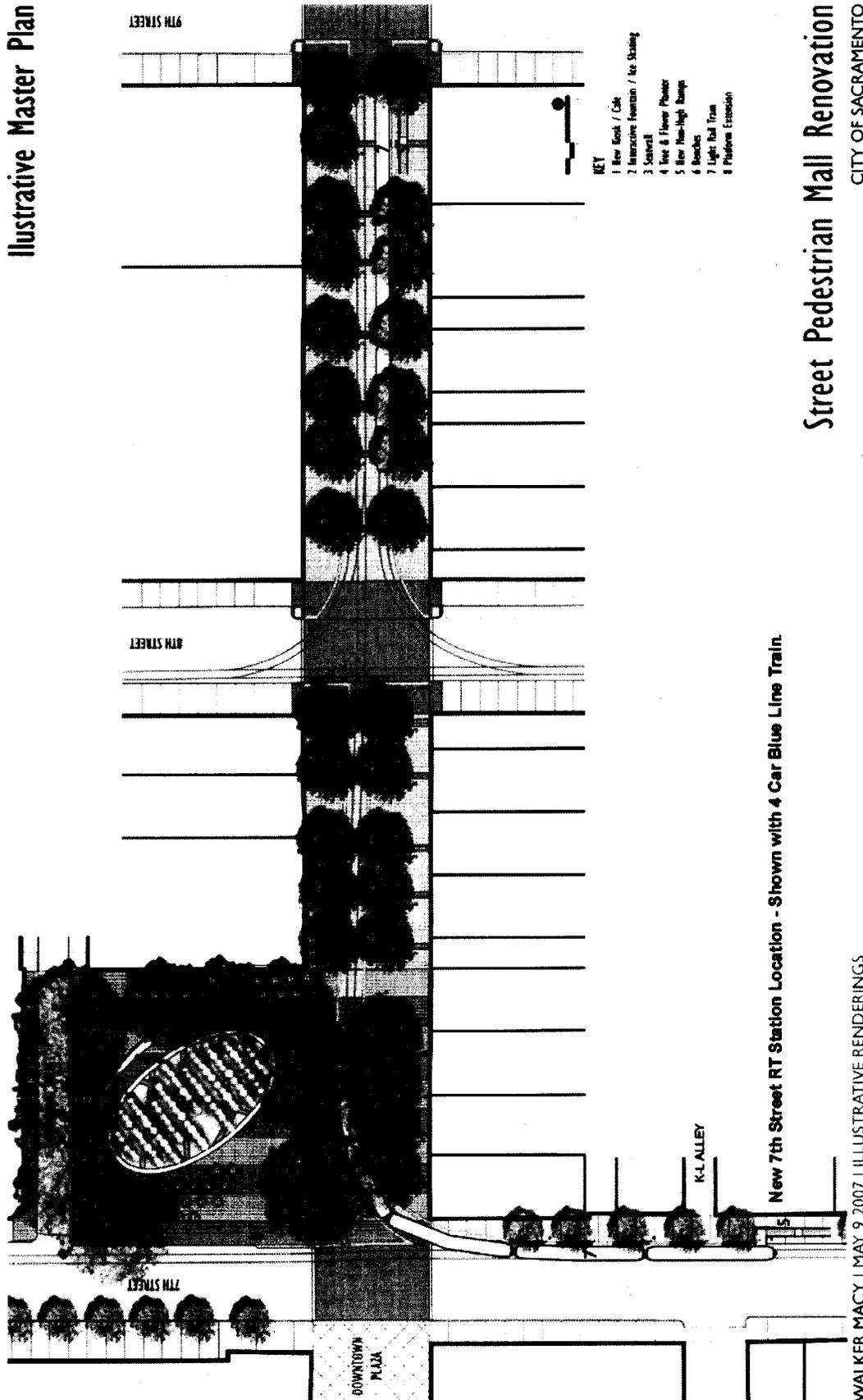


Scarborough
Collection Bench



Presidio Collection Trash and
Recycling Receptacles

Attachment 3



Illustrative Master Plan

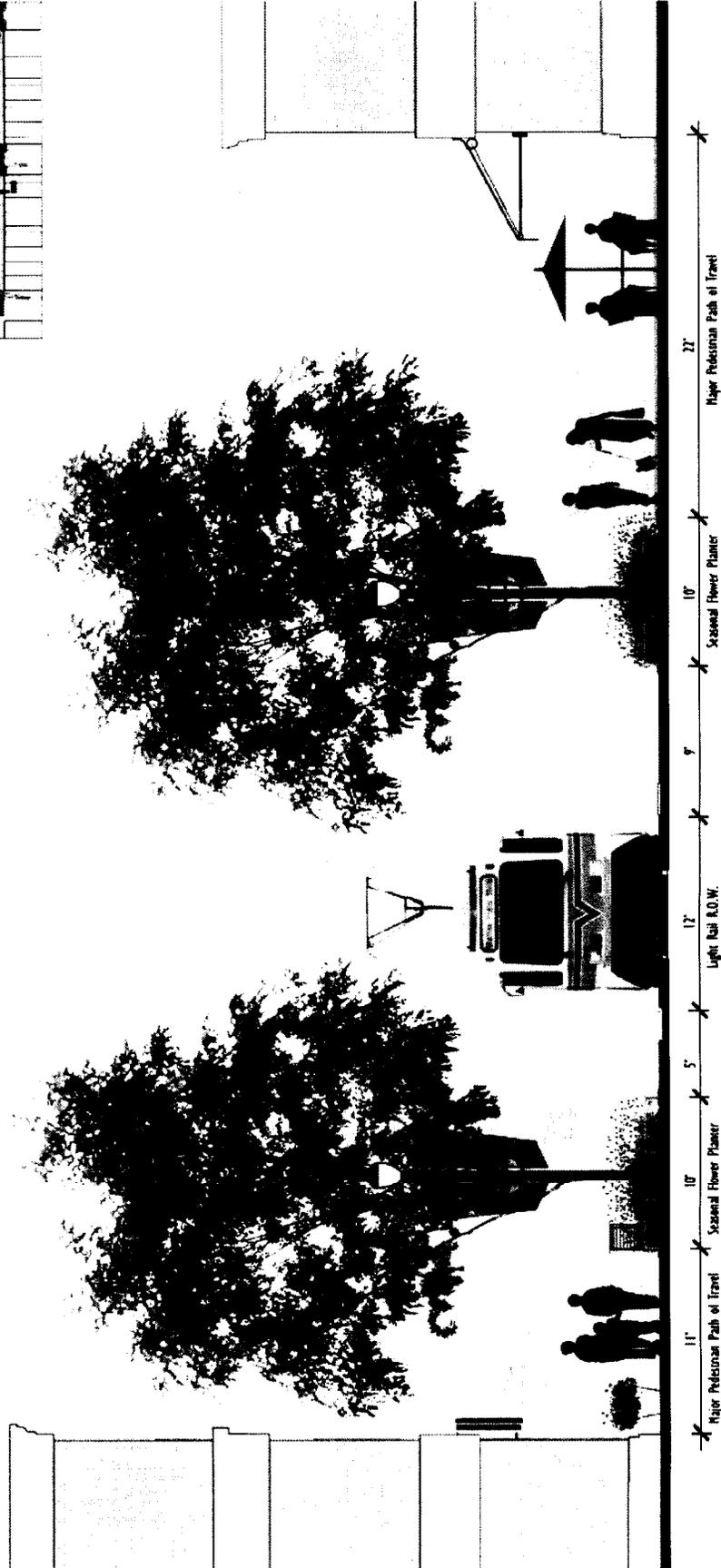
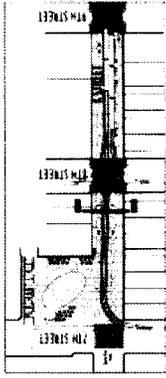
Street Pedestrian Mall Renovation
CITY OF SACRAMENTO

New 7th Street RT Station Location - Shown with 4 Car Blue Line Train.

WALKER MACY | MAY 9 2007 | ILLUSTRATIVE RENDERINGS

Attachment 4

K Street Elevation

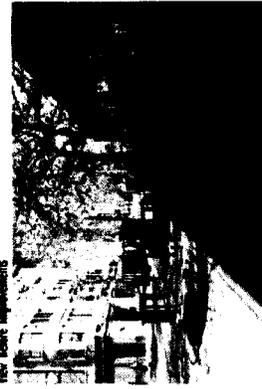
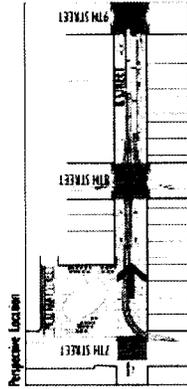
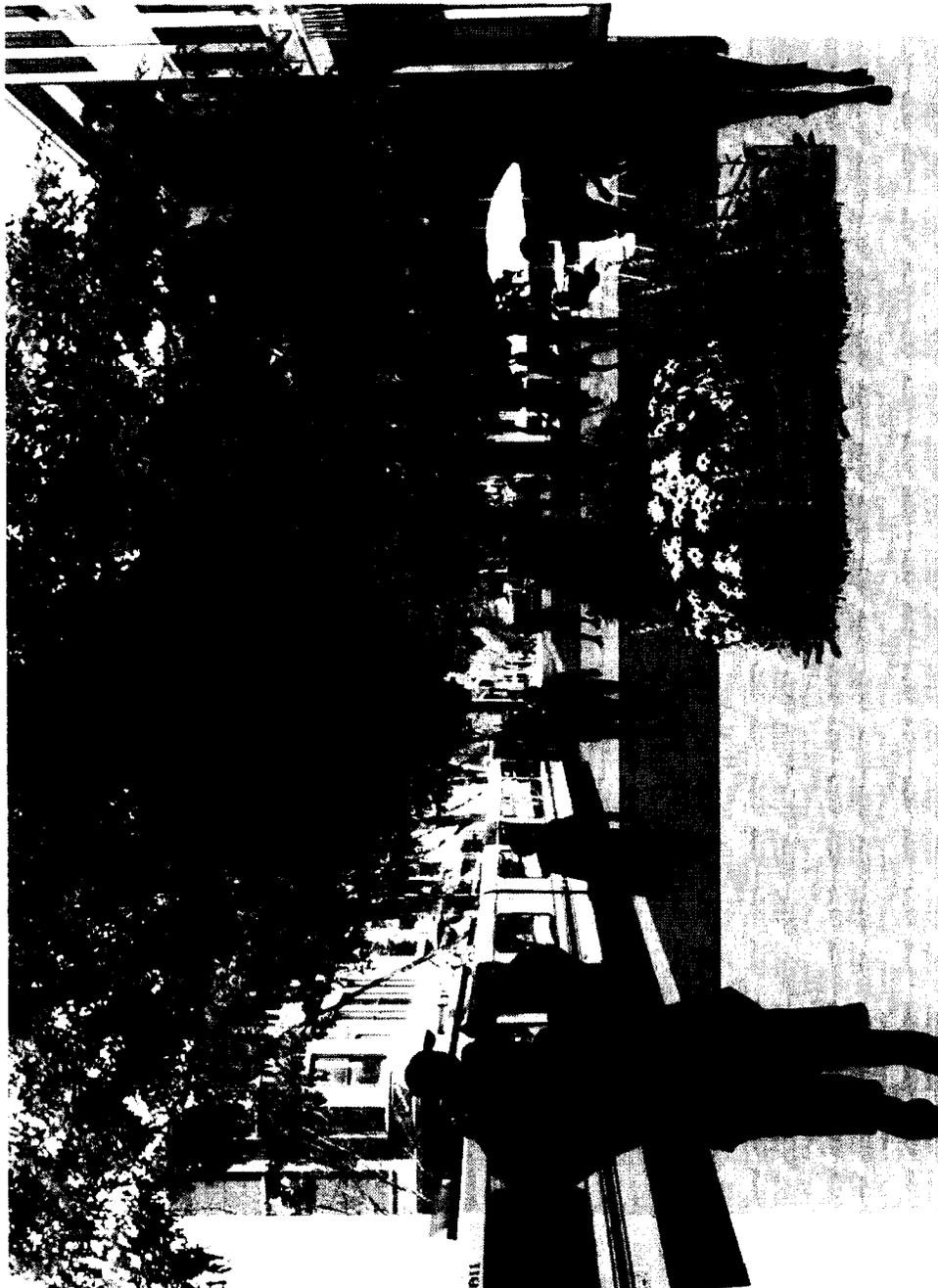


Street Pedestrian Mall Renovation
CITY OF SACRAMENTO

WALKER MACY | MAY 9 2007 | ILLUSTRATIVE RENDERINGS

Attachment 5

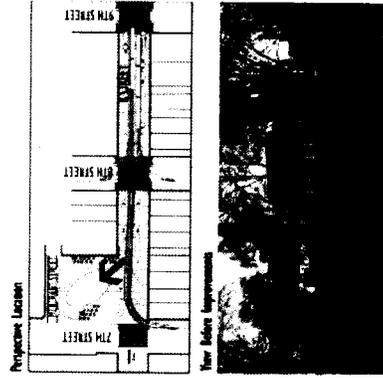
Perspective- K Street
Looking South East



Street Pedestrian Mall Renovation
CITY OF SACRAMENTO

WALKER MACY | MAY 9 2007 | ILLUSTRATIVE RENDERINGS

Perspective- St. Rose of Lima Park
Looking North



Street Pedestrian Mall Renovation
CITY OF SACRAMENTO

WALKER MACY | MAY 9 2007 | ILLUSTRATIVE RENDERINGS

3D View- Mini High



Street Pedestrian Mall Renovation
CITY OF SACRAMENTO

WALKER MACY | MAY 9 2007 | ILLUSTRATIVE RENDERINGS

Attachment 6

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	\$800,000.00	1	\$800,000.00
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		\$2,427,294.00
		20% Contingency		\$485,458.80
		TOTAL		\$2,912,752.80
ITEM	UNIT	UNIT COST	QTY.	COST
SMAC Art				
Gateway Elements	Allow	\$80,000.00	1	\$80,000.00

Attachment 7

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 from the Merged Downtown Redevelopment tax increment funds and the environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.
- Section 2. Relocation of the 700 block Regional Transit (RT) platform station to 7th Street, south of the K-L alley, and relocation of the 1000 block RT platform station to the north side of the 1100 block of K Street.

- 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 for this project 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. Relocation of the 700 block Regional Transit (RT) platform station to 7th Street, south of the K-L alley, and relocation of the 1000 block RT platform station to the north side of the 1100 block of K Street.
- 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) with the Agency and amend the revenue and expenditure budget for KD71 in the amount of \$4,000,000 of tax increment funds (F206).