



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO
REDEVELOPMENT AGENCY**
City of Sacramento
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
September 25, 2007

Honorable Chair and Members of the Redevelopment Agency

Title: Agreement: Franklin Boulevard Streetscape Improvements – Additional Funding

Location/Council District: Franklin Boulevard Redevelopment Project Area; Franklin Boulevard – Turnbridge Road to 47th Avenue; City District 5, County District 2; Jointly Administered Redevelopment Area.

Recommendation: Adopt a **Redevelopment Agency Resolution** 1) determining the findings of benefit and 2) authorizing the Executive Director to a) allocate \$830,000 from Franklin Boulevard 80% Tax Increment funds to fund the streetscape improvements on Franklin Boulevard from Turnbridge Road to 47th Avenue; and b) execute a County Memorandum of Agreement (MOA) to complete streetscape improvement projects in the Franklin Boulevard Redevelopment project area.

Contact: Lisa Bates, Director, Housing and Community Development, 440-1316, Chris Pahule, Assistant Director, Housing and Community Development, 440-1350

Presenters: Not Applicable

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: Two streetscape projects were developed in the Franklin Boulevard Redevelopment Area based on the 2001 Franklin Boulevard Urban Design Plan. The first project entails improvements at the intersection of Franklin Boulevard and Fruitridge Road which are fully funded and will commence in September 2007. These improvements include curb, gutter, sidewalk, and landscape on the south west corner of Franklin Boulevard and Fruitridge Road, the addition of two turn lanes to ease congestion in existing left turn lanes, and the addition of bike lanes.

The second project entails constructing streetscape improvements on Franklin Boulevard from Turnbridge Road to 47th Avenue in the County portion of the redevelopment area. Proposed improvements include continuous sidewalks,

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bike lanes, reconstructed raised center medians, and a traffic signal at Turnbridge Road. Based on construction bids, there is a funding shortfall of \$830,000 to award the base bid and the alternates for this project. This report recommends augmenting the budget with \$830,000 in Franklin Boulevard tax increment funds for a total project budget of \$5.78 million.

Policy Considerations: The action recommended in this report is consistent with the Redevelopment Plan goals listed in the 2005-2009 Franklin Boulevard Redevelopment Area Implementation Plan.

Environmental Considerations: The proposed action to authorize funding for Franklin Boulevard Streetscape Improvements is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301(c) because such improvements involve negligible or no expansion of capacity to accommodate vehicular traffic, nor a change in use. National Environmental Policy Act (NEPA) does not apply.

Commission Action: At its meeting of September 5, 2007, the Sacramento Housing and Redevelopment Commission reviewed the staff recommendation for this item. The votes were as follows:

AYES: Chan, Coriano, Dean, Fowler, Gore, Hoag, Piatkowski, Stivers

NOES: None

ABSENT Burns, Burruss, Shah

Rationale for Recommendation: An Urban Design Plan was created for Franklin Boulevard in 2001 and has guided the development of streetscape projects on the boulevard. Implementing these projects will attract more businesses, eliminate blight and increase pedestrian safety. The City improvements at Franklin Boulevard and Fruitridge Road are fully funded and will commence construction in September 2007.

This report recommends the allocation of \$830,000 to the County streetscape project (from 47th Avenue to Turnbridge Road) to eliminate the existing funding gap. Construction will commence in September 2007 and will improve public safety, esthetically enhance the corridor and attract more business to Franklin Boulevard.

Financial Considerations: This report recommends an allocation of \$830,000 of Franklin Boulevard tax increment funds for improvements in the County. Redevelopment funds will be spent solely within the project area.

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M/WBE Considerations: Minority and Women's Business Enterprise requirements will be applied to all activities to the extent required by federal funding.

Respectfully Submitted by: _____



ANNE M. MOORE
Executive Director

Recommendation Approved:



RAY KERRIDGE
City Manager

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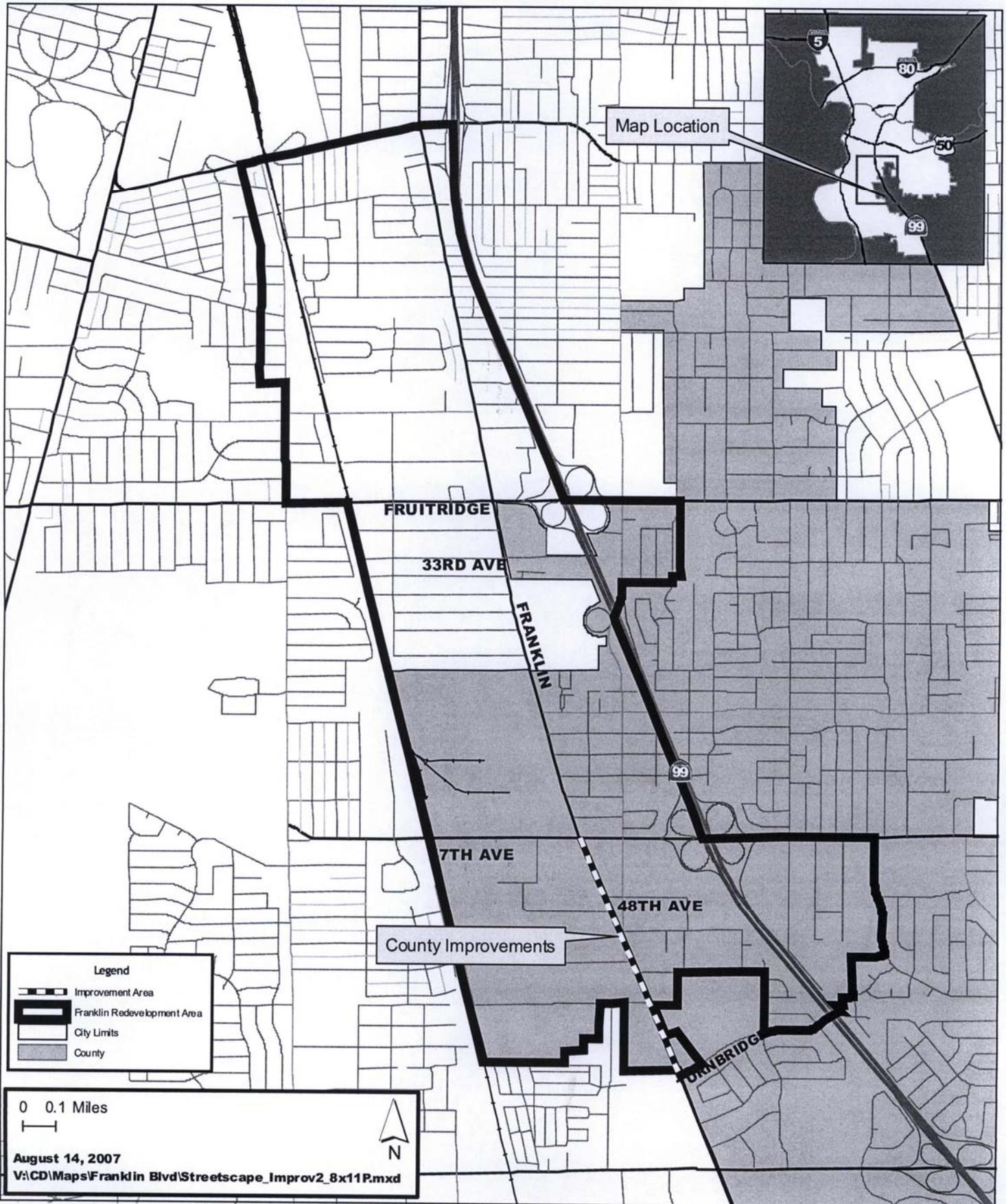
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Attachments

1 Location Map pg. 4
2 Redevelopment Agency Resolution pg. 5



Franklin Boulevard Streetscape Improvements - County



RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on the date

APPROVING THE ALLOCATION OF 2007 FRANKLIN BOULEVARD TAX INCREMENT FUNDS FOR FRANKLIN BOULEVARD STREETScape IMPROVEMENTS; FINDINGS OF BENEFIT AND REDEVELOPMENT PURPOSE

BACKGROUND

- A. Franklin Boulevard, which is a joint City and County redevelopment area, is undergoing significant streetscape improvements.
- B. The City and County and the Redevelopment Agencies of the City and County adopted the Franklin Boulevard Implementation Plan and the Urban Design Plan to guide development on the Boulevard.
- C. The county is focusing on improving its streetscape from Turnbridge Road to 47th Avenue. Proposed improvements include continuous sidewalks, bike lanes, reconstructed raised center medians, and a traffic signal at Turnbridge, among other improvements.
- D. \$4.95 million of Transportation Equity Act (TEA), State Transportation Improvement Program (STIP), Tax Increment, County Department of Transportation and Community Development Block Grant (CDBG) funds have been allocated to this project. Due to increased construction costs and other factors, there is a current shortfall of \$830,000 to fund the entire stretch of the Boulevard from Turnbridge Road to 47th Avenue.
- E. An additional \$830,000 is needed to fund the entire stretch of Franklin Boulevard from Turnbridge Road to 47th Avenue.

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 in this resolution, 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 improving inadequate infrastructure by constructing streetscape improvements
 - (b) No other reasonable means of financing the Project is available to the community

- (c) The payment of the cost for streetscape improvements on Franklin Boulevard from Turnbridge Road to 47th Avenue (\$830,000) 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.

Section 3. The Executive Director, or her designee, is authorized to amend the Agency's budget to allocate an additional \$830,000 from Franklin Boulevard 80% Tax Increment funds to fund the streetscape improvements on Franklin Boulevard from Turnbridge Road to 47th Avenue, all of which will be spent within the redevelopment project area.

Section 4. The Executive Director, or her designee, is authorized to execute a County Memorandum of Agreement (MOA) to complete the streetscape improvements in the County.