



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
[www. CityofSacramento.org](http://www.CityofSacramento.org)

STAFF REPORT
March 7, 2006

Honorable Mayor and
 Members of the City Council

Subject: Acceptance: Gateway District Streetscape Master Plan (PN: TY26)

Location/Council District: The triangular area formed by North 12th Street to the west, North 16th Street to the east, and the Union Pacific/Amtrak Railroad lines south of A Street to the south. Location map – Exhibit A of Resolution. (District 1)

Recommendation:

Adopt a Resolution: 1) accepting the Gateway District Streetscape Master Plan.

Contact: Saed Hasan, Senior Engineer, 808-7923; Hector Barron, Supervising Engineer, 808-2669

Presenters: Saed Hasan, Senior Engineer

Department: Department of Transportation

Division: Engineering Services

Organization No: 3431

Summary:

The Gateway Streetscape Master Plan (see Attachment A, Executive Summary) establishes the roadmap for future streetscape improvements within the triangular area bounded by North 12th Street to the west, North 16th Street to the east, and the Union Pacific/Amtrak Railroad lines south of A Street to the south. The improvements proposed in the Master Plan are designed to improve safety and circulation for pedestrians, bicyclists, and vehicular traffic in the area. The proposed improvements have been defined through a series of stakeholder meetings, public meetings, surveys, and technical analyses.

Committee/Commission Action:

The proposed improvements and proposed changes to the Bikeway Master plan have been presented to the Sacramento City/County Bicycle Advisory Committee (BAC) on August 9, 2005. The Draft Master Plan was presented to the City Planning Commission on September 22, 2005.

Background Information:

In July 1990, the Richards Boulevard Planning Area was designated as a City Redevelopment Project Area. The Gateway District Area is located in the eastern half of the Richards Boulevard Planning Area, and is primarily devoted to warehousing and distribution uses, although pockets of residential and retail uses do exist. The Gateway District Area, bounded by North 12th and North 16th Streets, includes a significant number of brick warehouse structures that are among the oldest buildings in the planning area. A Streetscape Master Plan for the Gateway District (PN: TY26) was started in August 2004 to provide a comprehensive plan for the desired streetscape improvements. The goal of the Streetscape Master Plan is to improve existing street amenities including curb, gutter, sidewalks, lighting, and landscaping. The improvements are considered enhancements that will create opportunities to promote private development in the area and establish the district as a "gateway" to the City's Downtown.

Public Outreach

In addition to getting input from the Capitol Station District Board of Directors, three levels of public outreach were conducted while developing the Gateway Streetscape Master Plan:

- 1) Focused Meetings: two focused meetings were conducted throughout the course of the development of the streetscape Master Plan with each of the following groups:
 - 12th Street Focus Groups: residents of both Dos Rios Community and Quinn Cottages, and business owners along North 12th Street.
 - 16th Street Focus Groups: residents along Basler Street and Dreher Street, and business owners along North 16th Street.
 - Social Service Focus Groups: representatives of the social services surrounding the district.
 - Alkali Flat Focus Group: residents of the Alkali Flat District to the south of the Gateway District.
- 2) Community Meetings: two community meetings were conducted, in February 26, 2005 and in July 19, 2005.
- 3) Survey: A survey was sent out to approximately 450 people in the area during April and May of 2005.

Results of Survey

Approximately seventy people responded to the survey. The majority of the respondents:

- 1) Support the proposed improvements.
- 2) Would like to see sidewalks and lighting implemented first.
- 3) Want improvements implemented first on North 12th Street, followed by North 16th Street.

Proposed Improvements

Major improvements contained in the Gateway District Streetscape Master Plan include:

- 1) Curb, gutter, sidewalks, landscaping and lighting throughout the district.
- 2) Additional on-street parking.
- 3) New bicycle paths.
- 4) Improve the intersection of North 12 Street/Sproule Avenue/Ahern Street.
- 5) Improved walkway on the east side of North 12th Street.
- 6) Landscaped median and landscape strip along Ahern Street.
- 7) Convert Sproule Avenue into a one-way eastbound street with angle parking.
- 8) New traffic signal at the intersection of North 16th Street and North C Street.
- 9) New monument gateway signs on North 12th Street.
- 10) Remove billboards.

Financial Considerations:

The project has a current budget of \$230,000 (Community Development Block Grant – (CDBG Fund 205)). The estimated total cost to implement the proposed improvements is approximately \$21 million. No funding recommendations are proposed as part of this report.

Environmental Considerations:

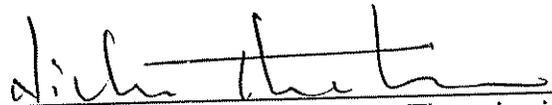
The requested action is not subject to the provisions of the California Environmental Quality Act (CEQA) under the general rule (Section 15061(b)(3)) that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Prior to Master Plan approval, environmental review in compliance with CEQA will be completed.

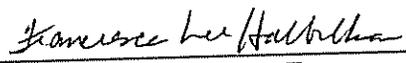
Policy Considerations:

The proposed improvements are consistent with the City's Three Year Goals of expanding economic development throughout the City, and improve and expand public safety.

Emerging Small Business Development (ESBD):

None, since no goods or services are being procured with this action.

Respectfully Submitted by: 
Nicholas Theocharides
Engineering Services Manager

Approved by: 
Francesca Lee Halbakken
Interim Director, Department of Transportation

Recommendation Approved:

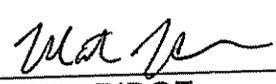
for 
RAY KERRIDGE
Interim City Manager

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GATEWAY DISTRICT STREETScape MASTER PLAN EXECUTIVE SUMMARY

The purpose of the Gateway District Streetscape Master Plan is to create a comprehensive, multi-modal plan for future streetscape infrastructure improvements within the Gateway District that will beautify the area and jump-start the area's economy. The City of Sacramento goal is to transform the District into a "Gateway" for travelers coming into Downtown Sacramento from north of the American River.

The Gateway District is bounded by North 16th Street, North 12th Street, and the Union Pacific Railroad tracks at the north end of downtown Sacramento (as shown on the location map on the inside cover). With over 50,000 vehicles passing by and through the District per day, the area has great potential to be a true gateway into the downtown area for travelers coming from north of the American River.

Currently, the District is comprised of industrial, commercial, social services, and residential area devoid of pedestrian and bicycle paths, lighting, landscaping and adequate underground facilities. The goal of the Gateway District Streetscape Master Plan is to improve existing street amenities including ADA compliant curb, gutter, and sidewalks, lighting, and landscaping. The improvements are considered enhancements that will create opportunities to promote private development in the area and establish the district as a "gateway" to the City's Downtown. The proposed improvements will improve safety and bicycle, pedestrian, and vehicular circulation.

The proposed improvements have been defined through a series of stakeholder meetings, public meetings, Project Development Team meetings, questionnaires, and meetings with the City of Sacramento councilmember for District 1. Based on a questionnaire prepared by the Project Development Team, over 90% of the respondents strongly support the proposed improvements, which include the following items:

Proposed Improvements

- * Street/Pedestrian Lighting
- * Streetscape Features
- * Sidewalks, Curbs and Gutters
- * Gateways
- * Drainage Improvements
- * Utility Undergrounding
- * Landscaping
- * Billboard Removal

The respondents of the questionnaire identified lighting and curbs, gutters, and sidewalks to be the first priority over landscaping, utility under grounding, and billboard removal. When asked which streets should be improved first, the results were: North

12th Street, North 16th Street, and North "B" Street. Public concerns generally centered on Social Services in the area and requested that the improvements discourage "car camping" and loitering.

The estimated construction cost for the project is \$20.7 Million (based on 2005 dollars). It is anticipated that the project will be constructed in phases over the years, depending on funding and redevelopment.

Sample Phasing Scenarios

- * Phase 1: Improve North 12th Street Only: \$5.4 million
- * Phase 2: Improve North 16th Street Only: \$3.6 million
- * Phase 3: Provide Only Lighting throughout the Entire District: \$2.7 million
- * Phase 4: Only remove Billboards within District: \$2.1 million
- * Phase 5: Additional Items: \$6.9 million

The proposed project will require right of way acquisition. Right of way from Union Pacific Railroad (old spur track) and for the realignment of the Sunbeam Avenue intersection will be acquired as needed by the City; however, right of way needed from property owners that will directly impact their existing business, will be acquired as a condition of redevelopment.

Although the cost for maintaining the proposed landscape and irrigation has not been determined, the City and property owners have options in funding the maintenance of the proposed improvements:

- 1) A City initiated Maintenance District can be developed. The City can collect a fee from the owners to fund the maintenance of the proposed landscaping improvements. The formation of a Maintenance District to collect fees requires a 50% vote of the property owners. The assessed fees will depend on the type of landscaping/aesthetic improvements that are constructed. The proposed landscaping would be maintained by City Streetscape forces through the Maintenance District.
- 2) Another option is an Owners initiated maintenance program. The Capital Station District (CSD), in coordination with the City, can form a Property-based Business Improvement District (PBID) to maintain the proposed improvements. CSD collects fees from its owners to fund the proposed landscaping improvements. The proposed landscaping will be maintained by City Streetscape forces through the PBID program.



City of Sacramento

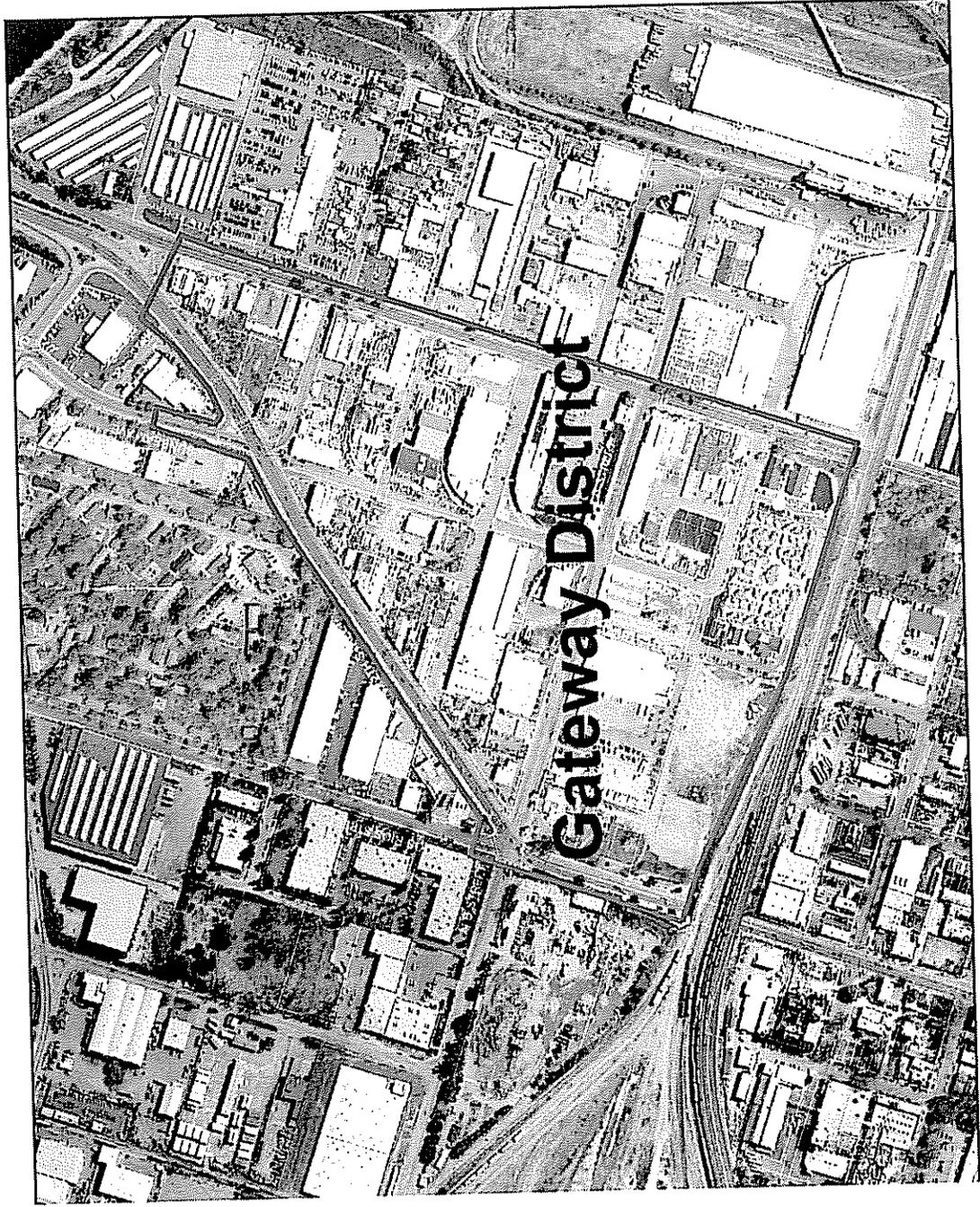
Gateway District Streetscape Master Plan

City Council Presentation

March 7, 2006

Gateway Boundaries

Gateway District
Streetscape Master Plan

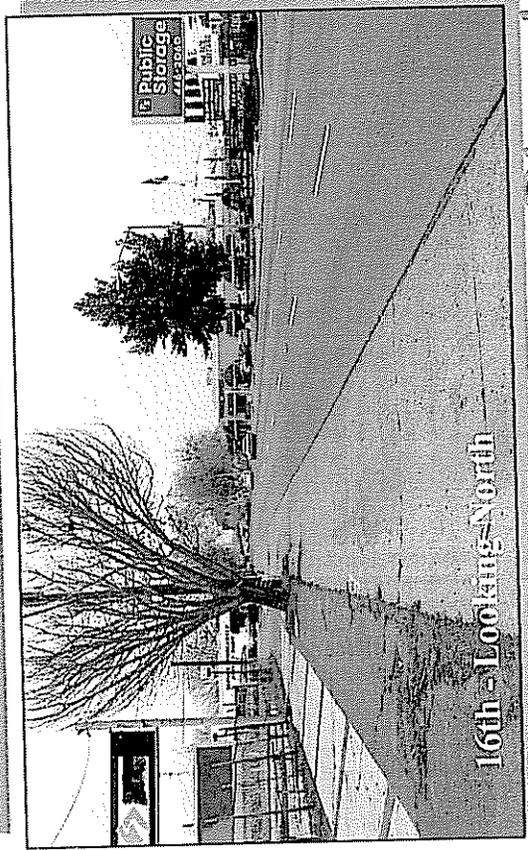
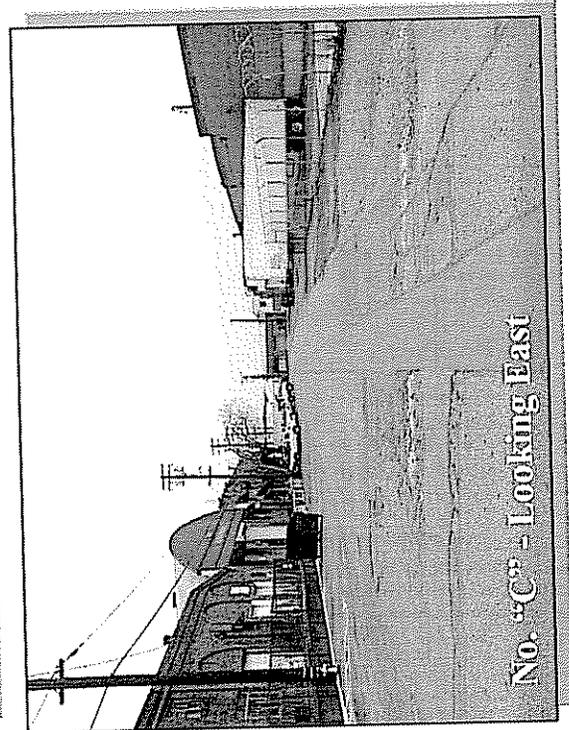
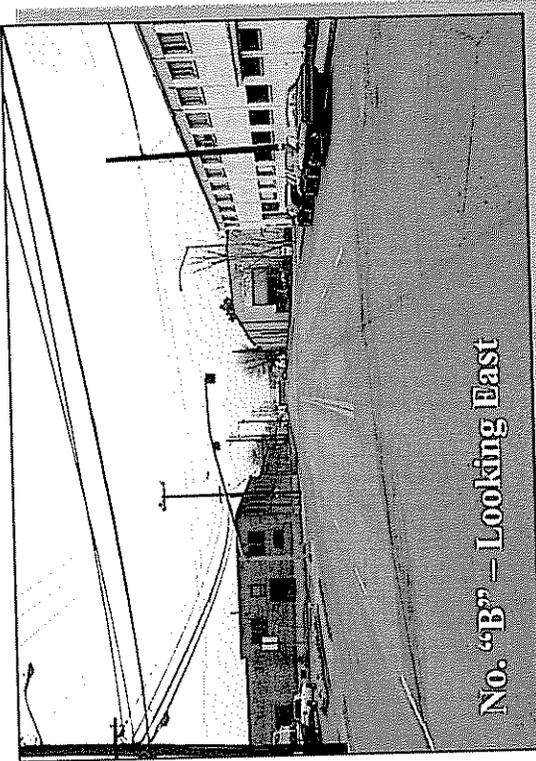


Project Goals

- Improve Safety
- Improve Circulation
 - Pedestrian
 - Bicycle
 - Vehicular
- Beautify to Establish a True “Gateway”
- Jump Start the Area’s Economy

Existing Conditions

Gateway District
Streetscape Master Plan



Ahern Street

Public Outreach

Gateway District
Streetscape Master Plan



Focus Group Meetings (2 ea)

- 16th Street Businesses
- 12th Street Residents/Businesses
- Social Services Groups
- Alkali Flat Residents

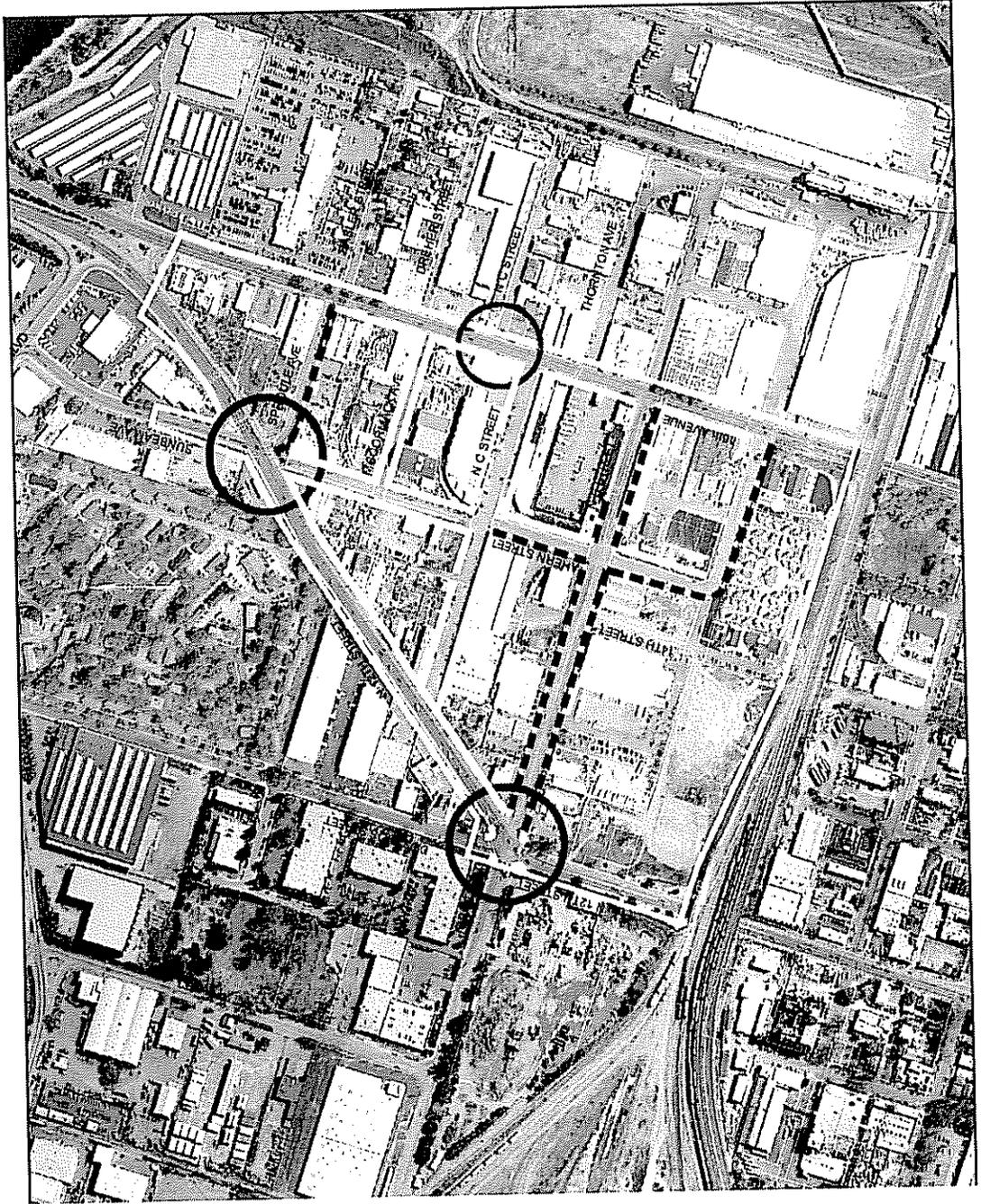
Public Meeting – February 26th, 05

July 19th, 05

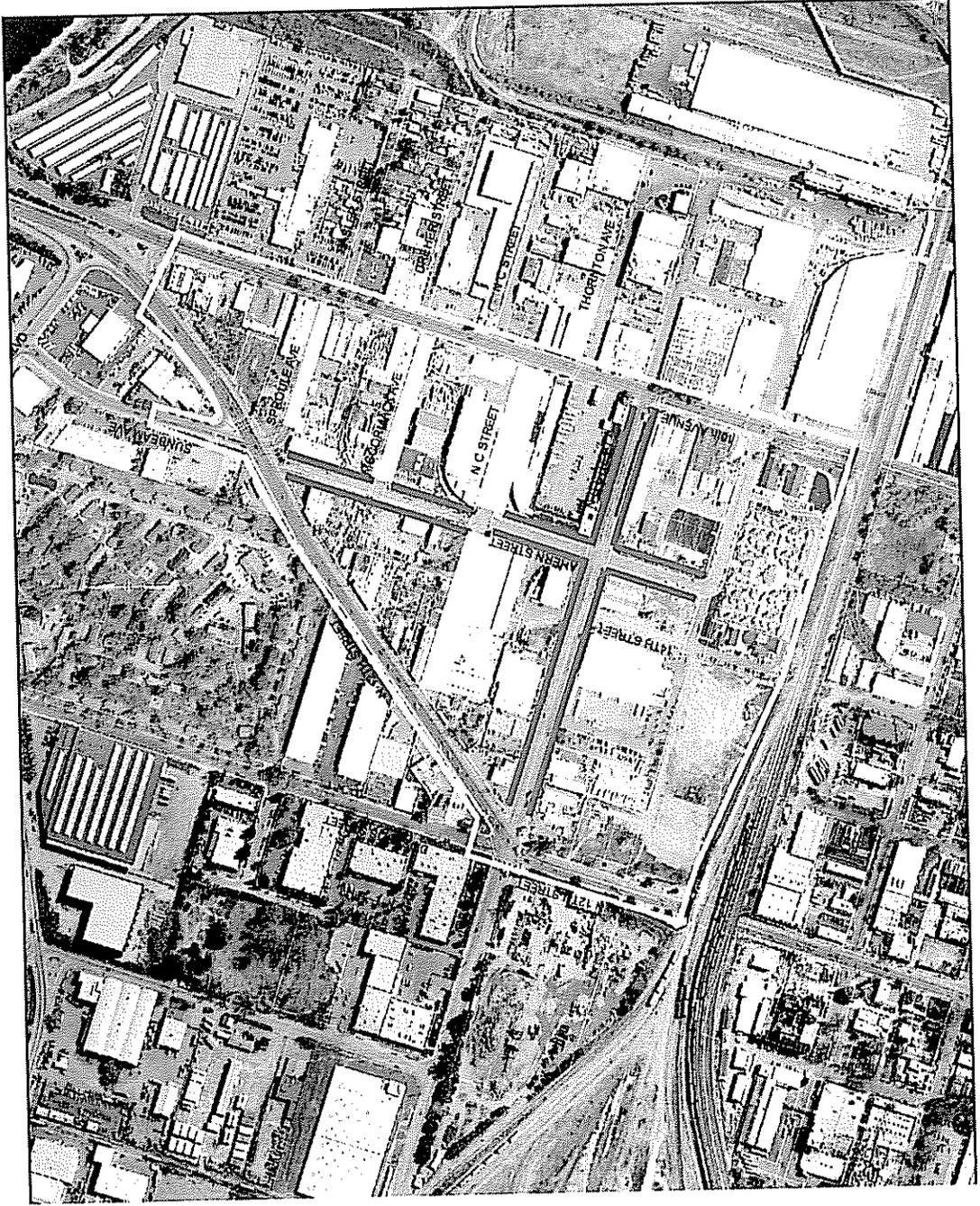
Questionnaire Mailers – April/May

Improve Pedestrian Circulation/Safety

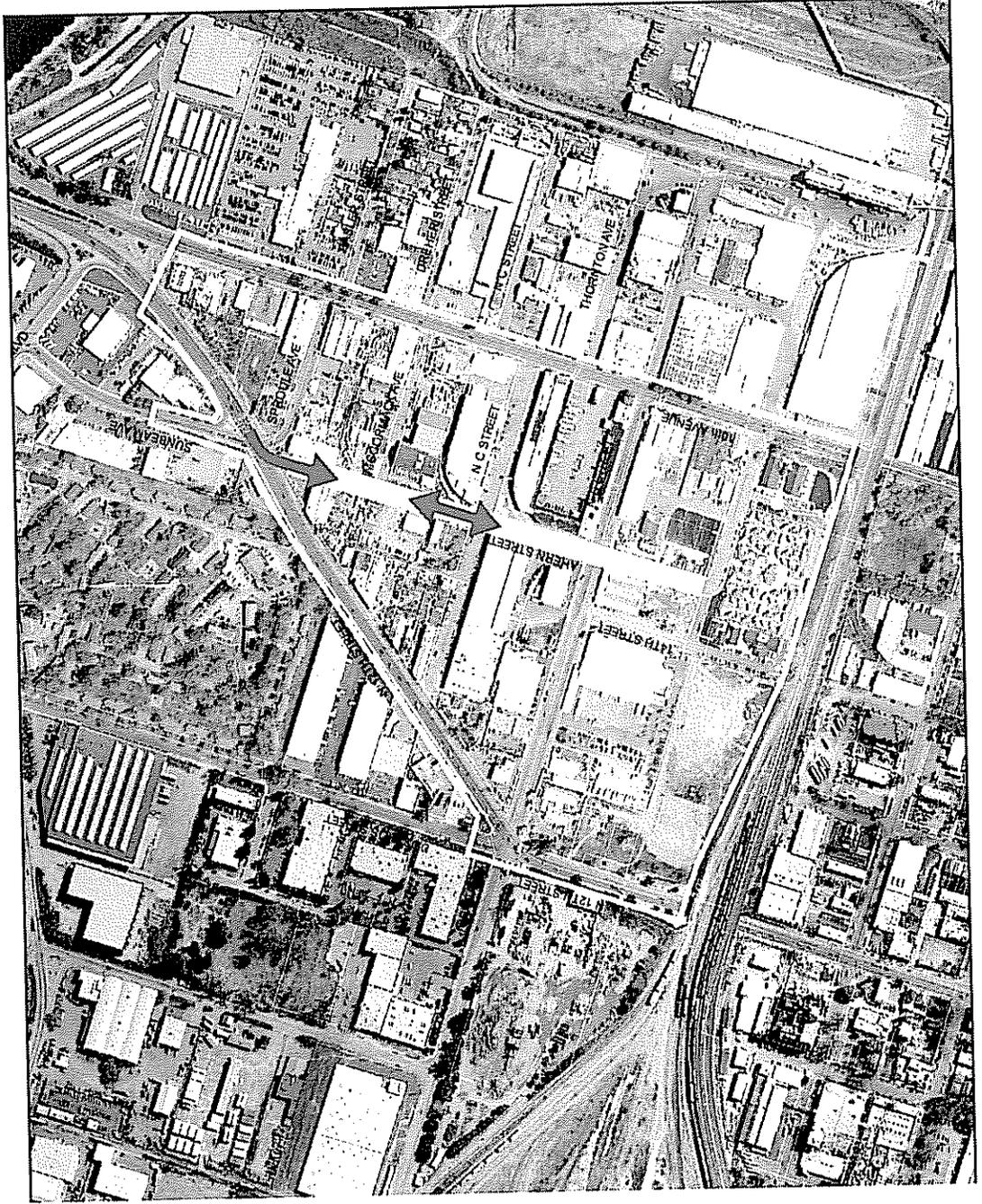
Gateway District
Streetscape Master Plan



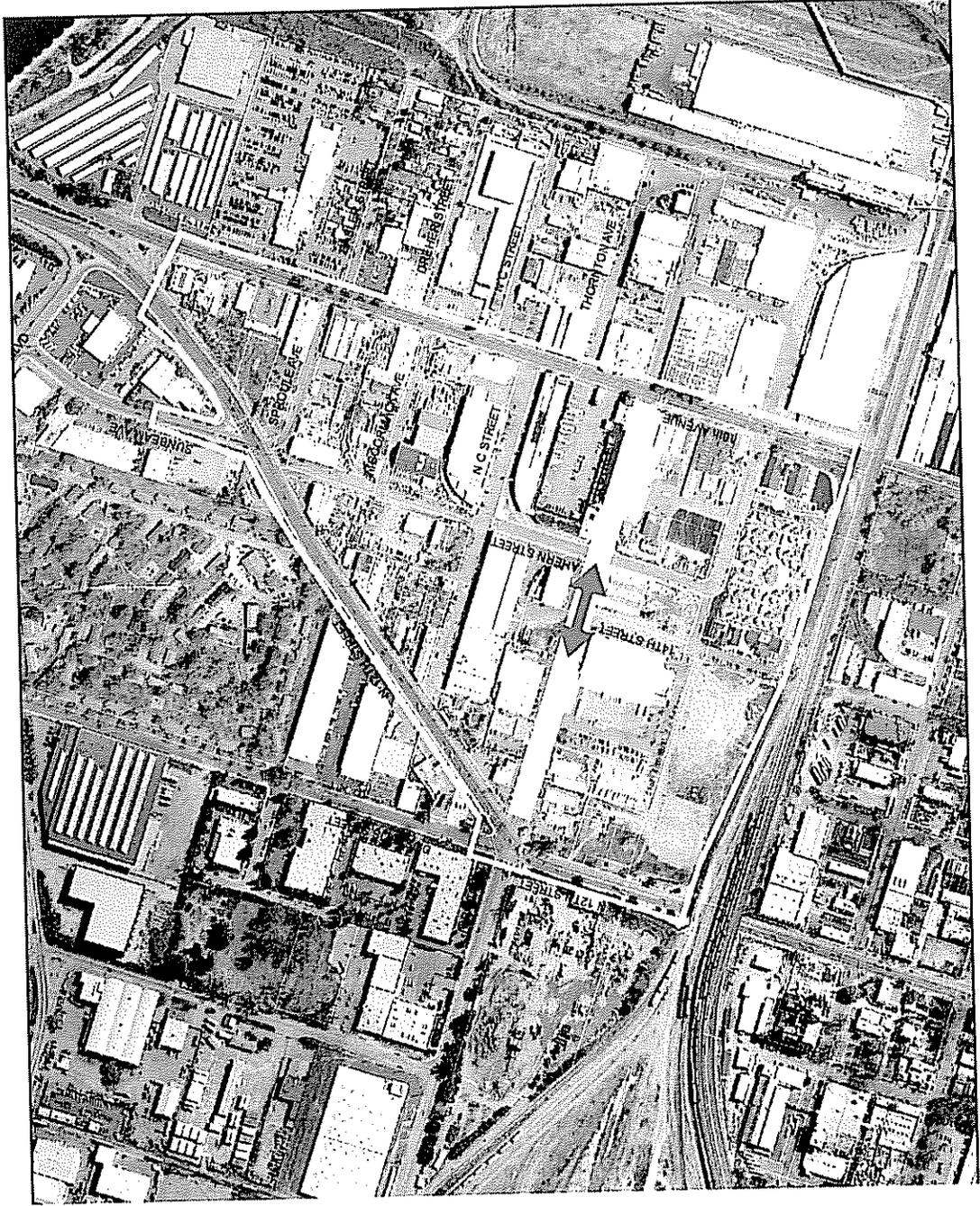
Improve Bicycle Circulation



Improve Vehicular Circulation



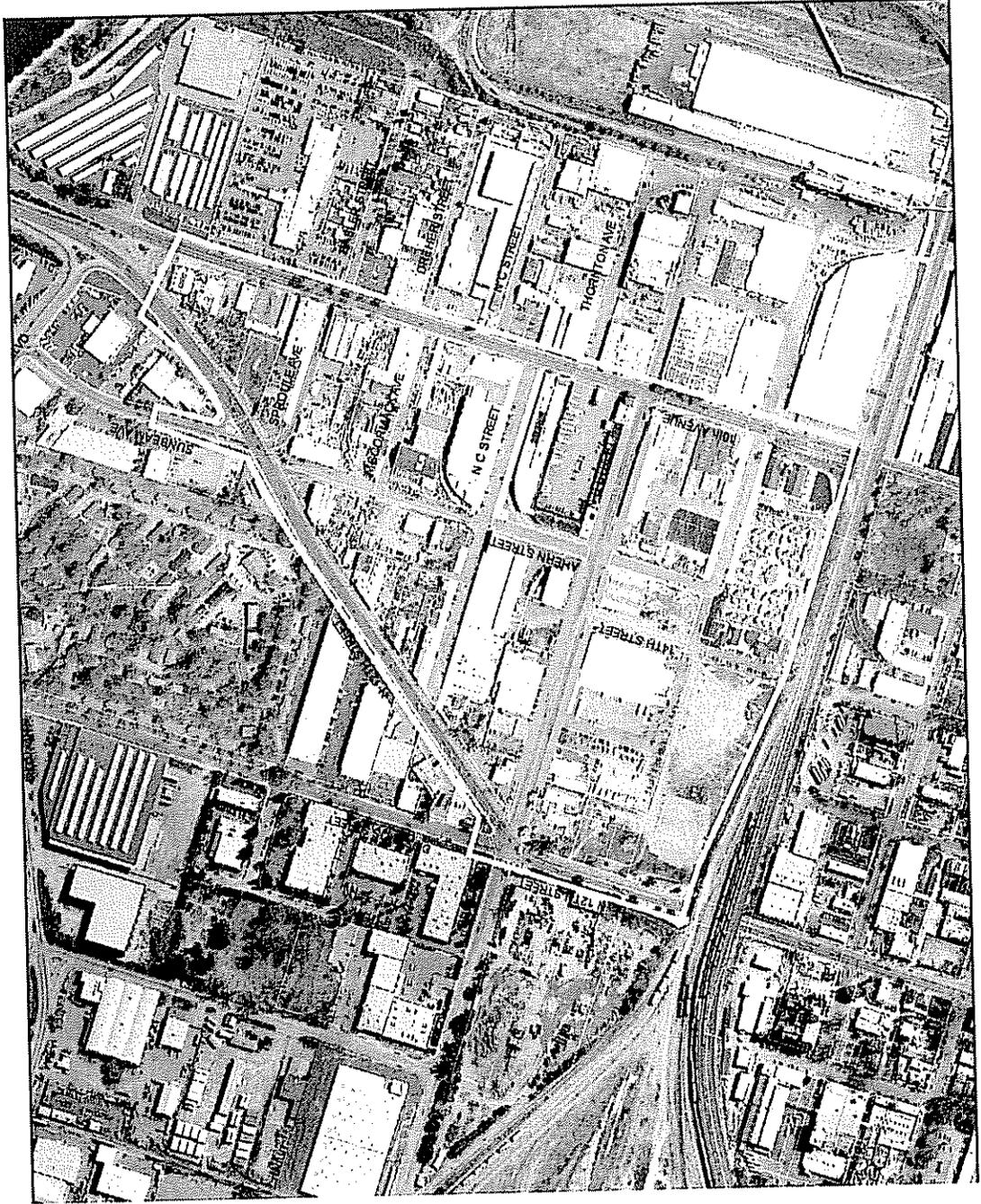
Improve Traffic Circulation



Gateway District
Streetscape Master Plan

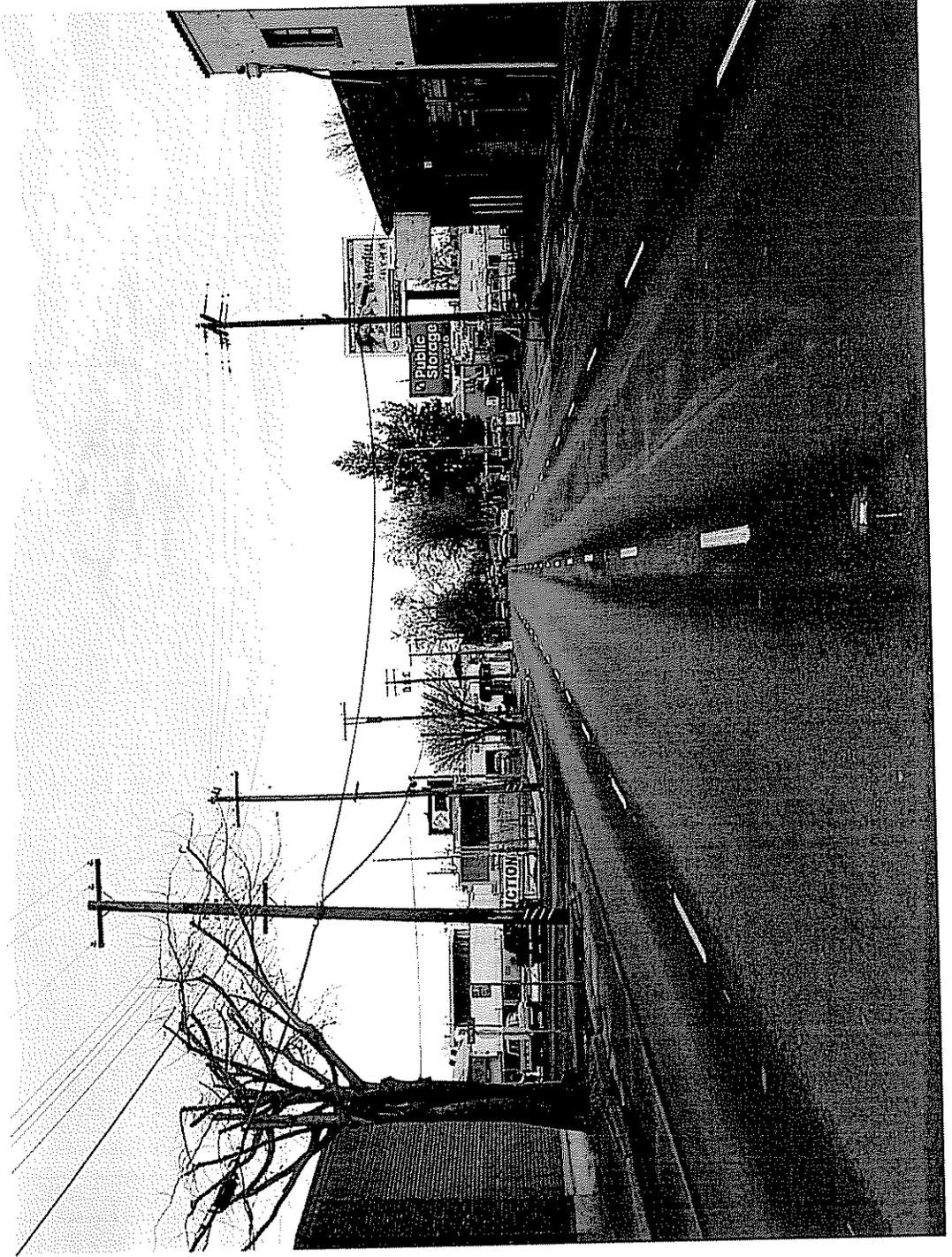


Improve Parking

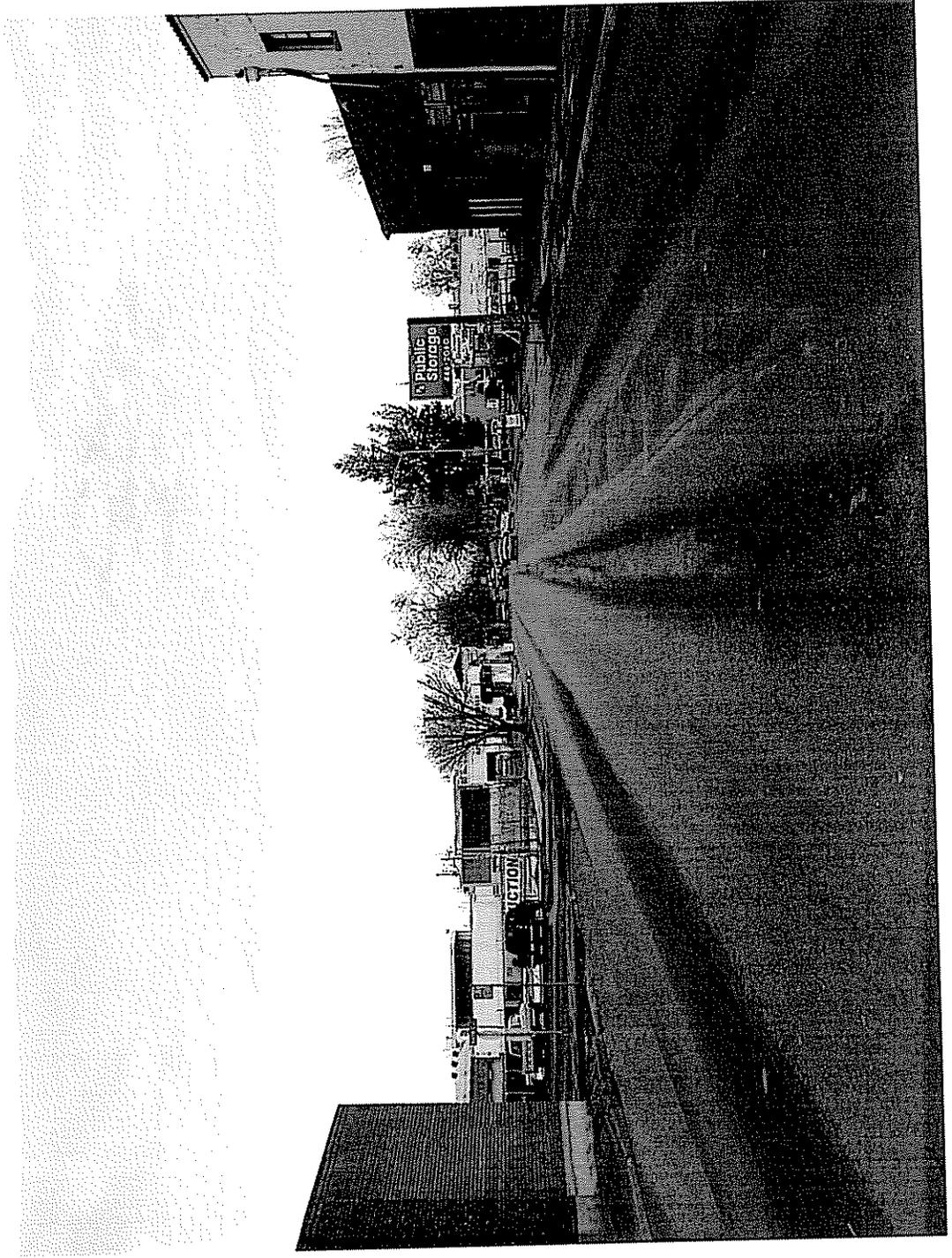


16th Street (Existing)

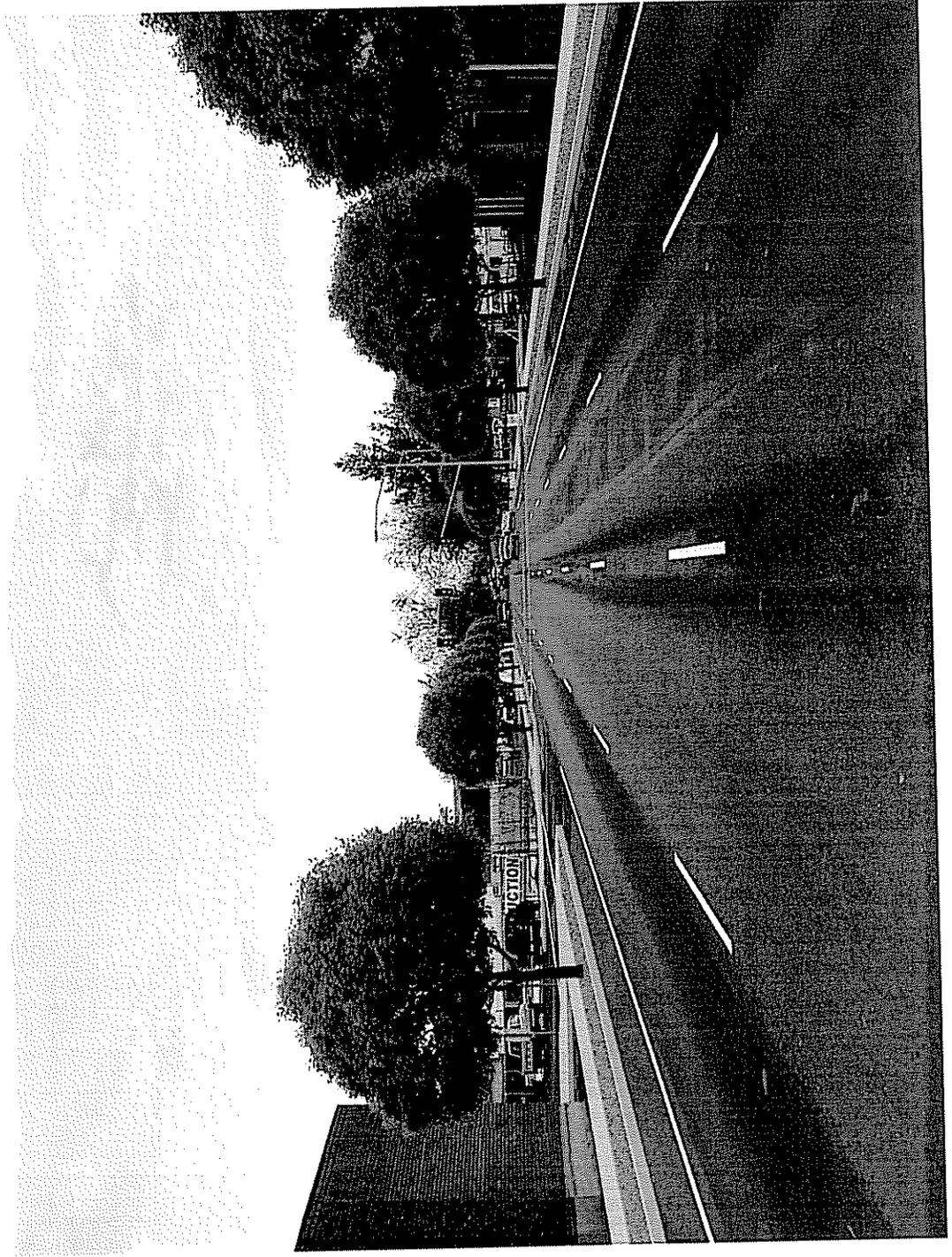
Gateway District
Streetscape Master Plan



16th Street (No Utilities/Billboards)



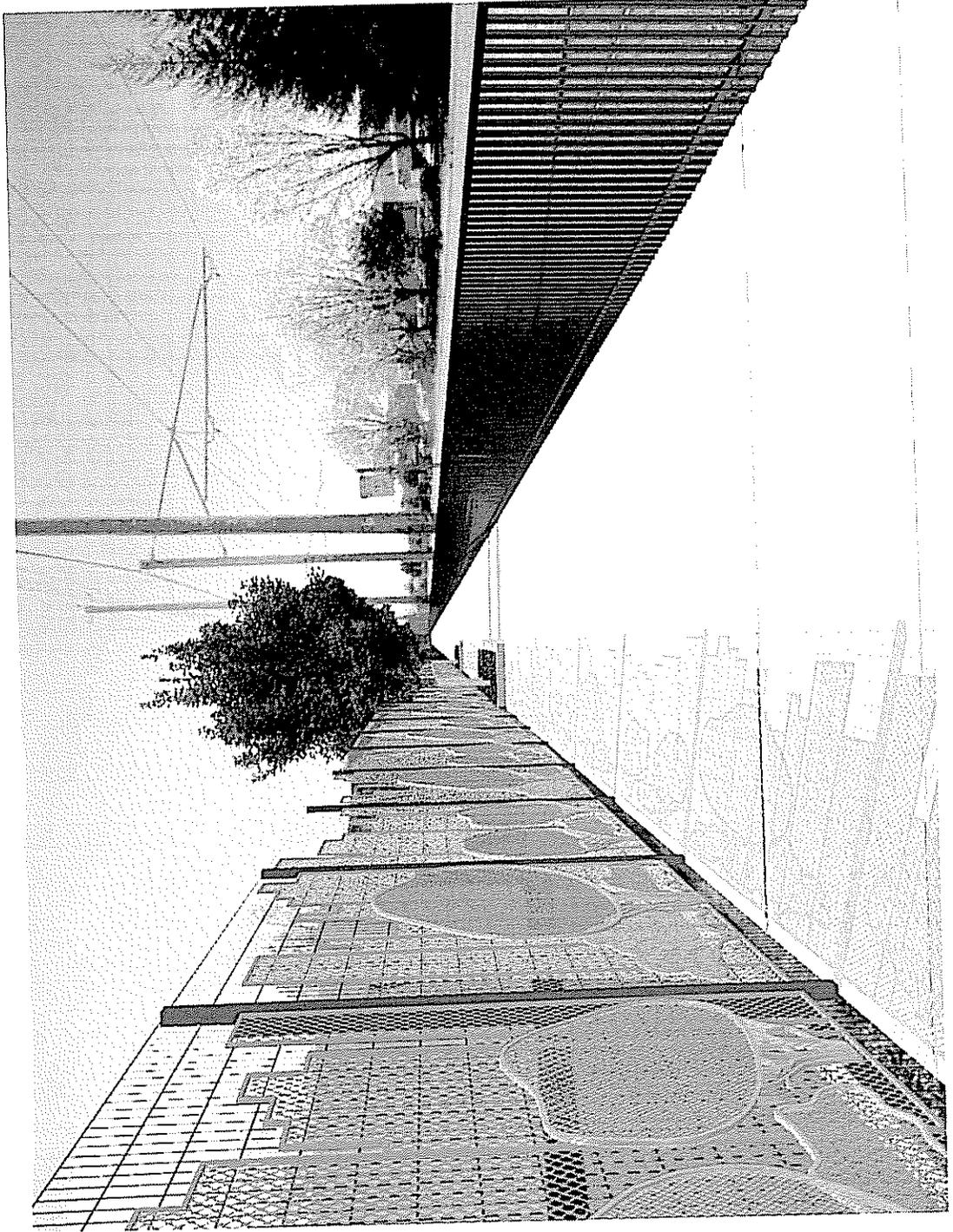
16th Street (Proposed)



12th Street (Existing)

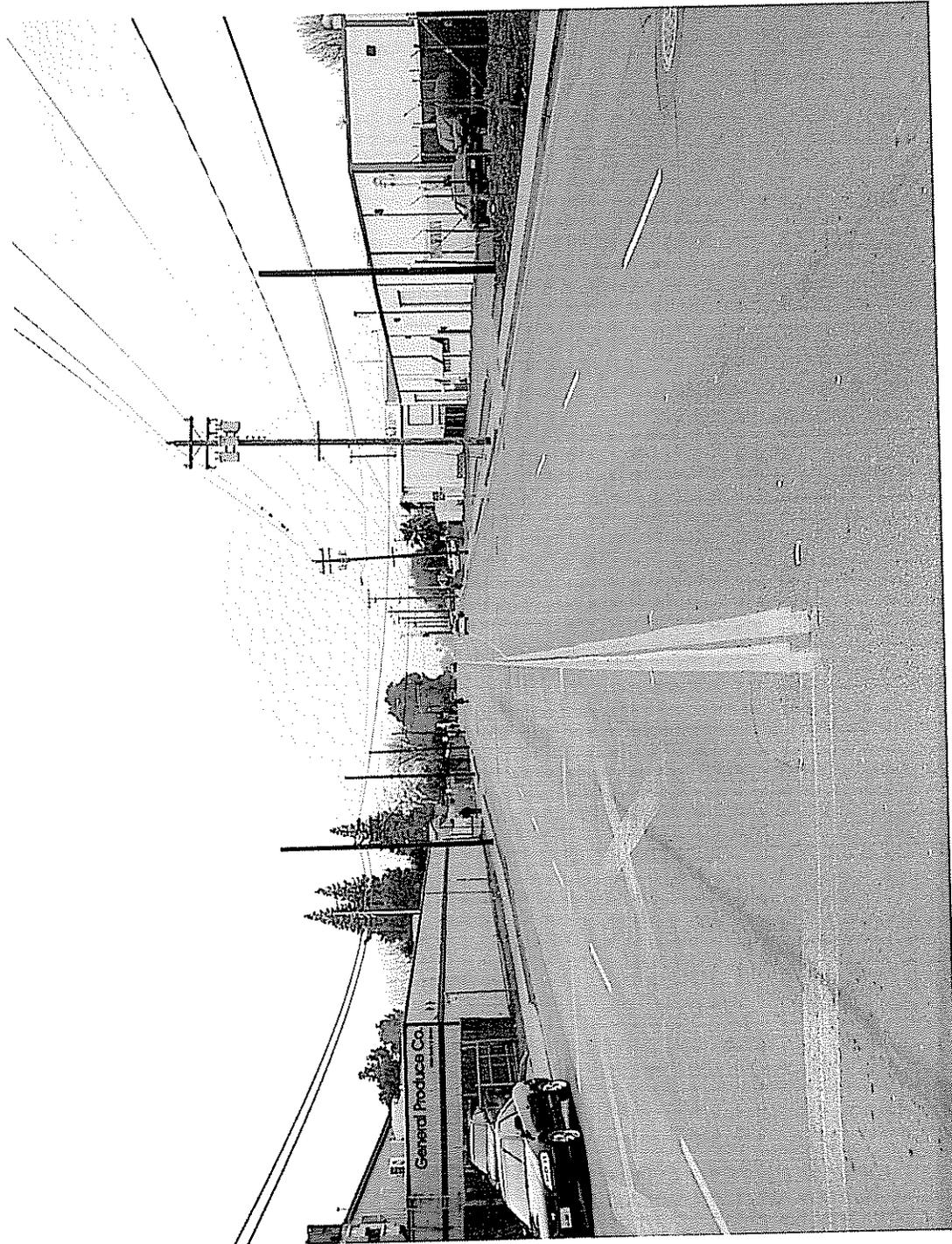


12th Street (Proposed)



North "B" Street (Existing)

Gateway District
Streetscape Master Plan

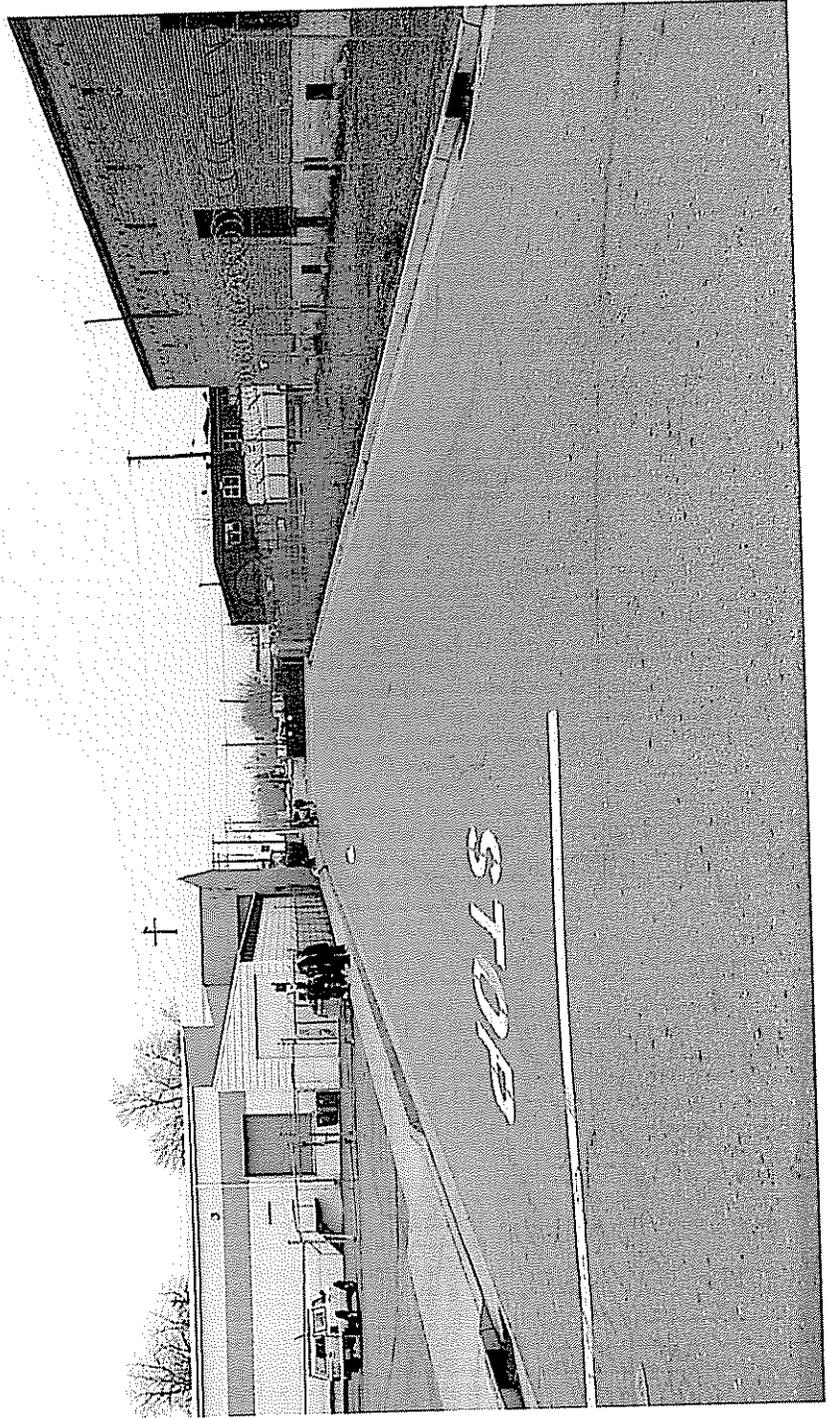


North "B" Street (Proposed)



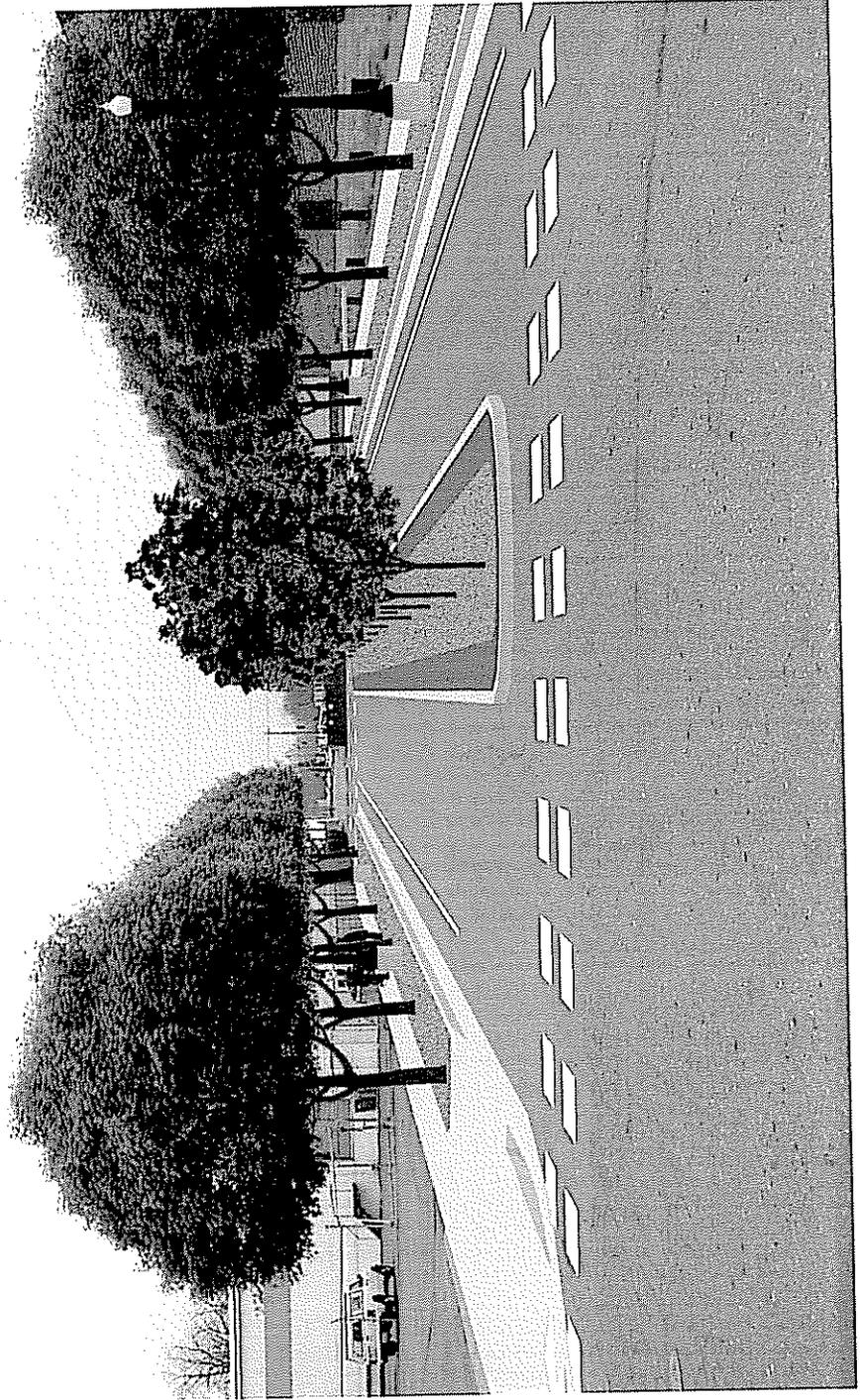
Ahern Street (Existing)

Gateway District
Streetscape Master Plan

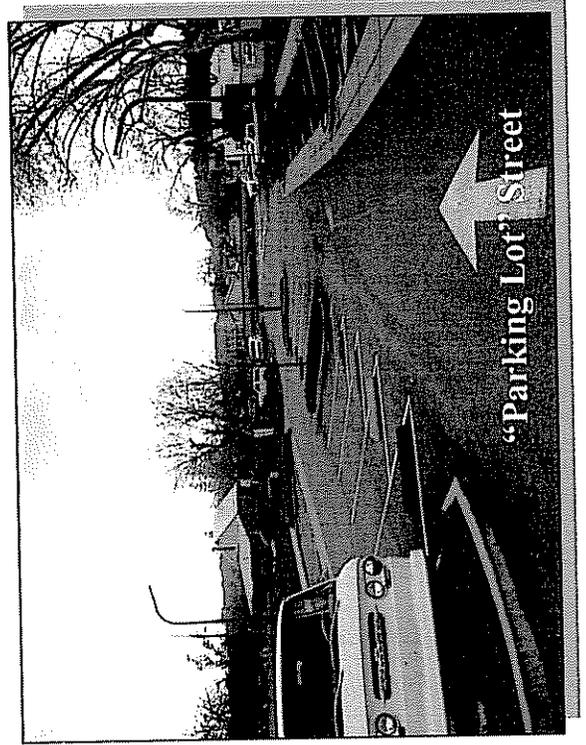
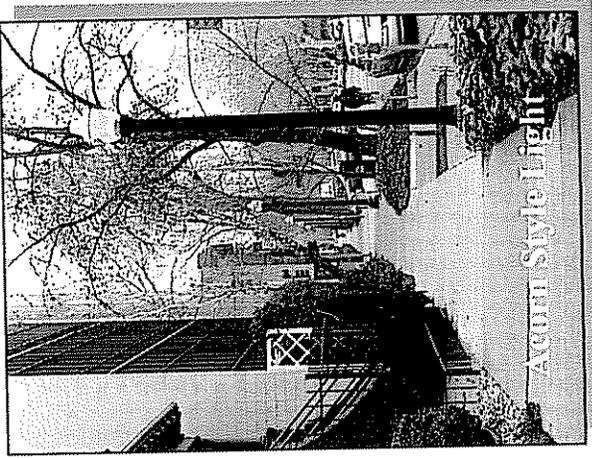
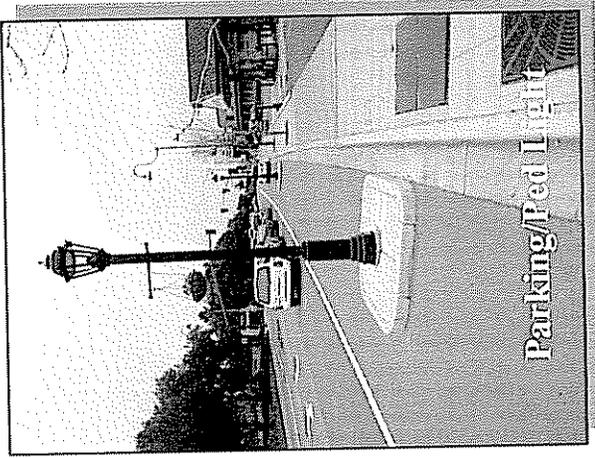
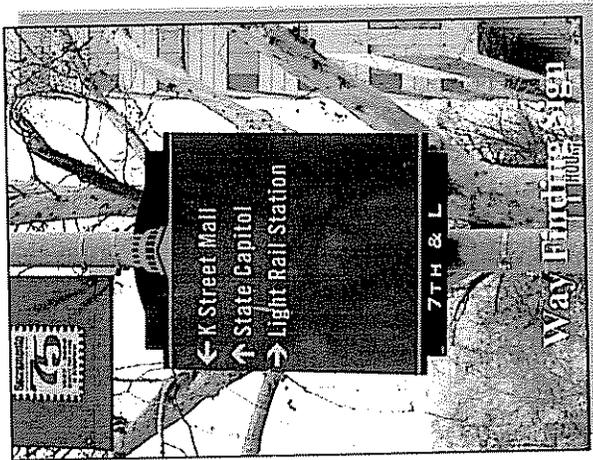


Ahern Street (Proposed)

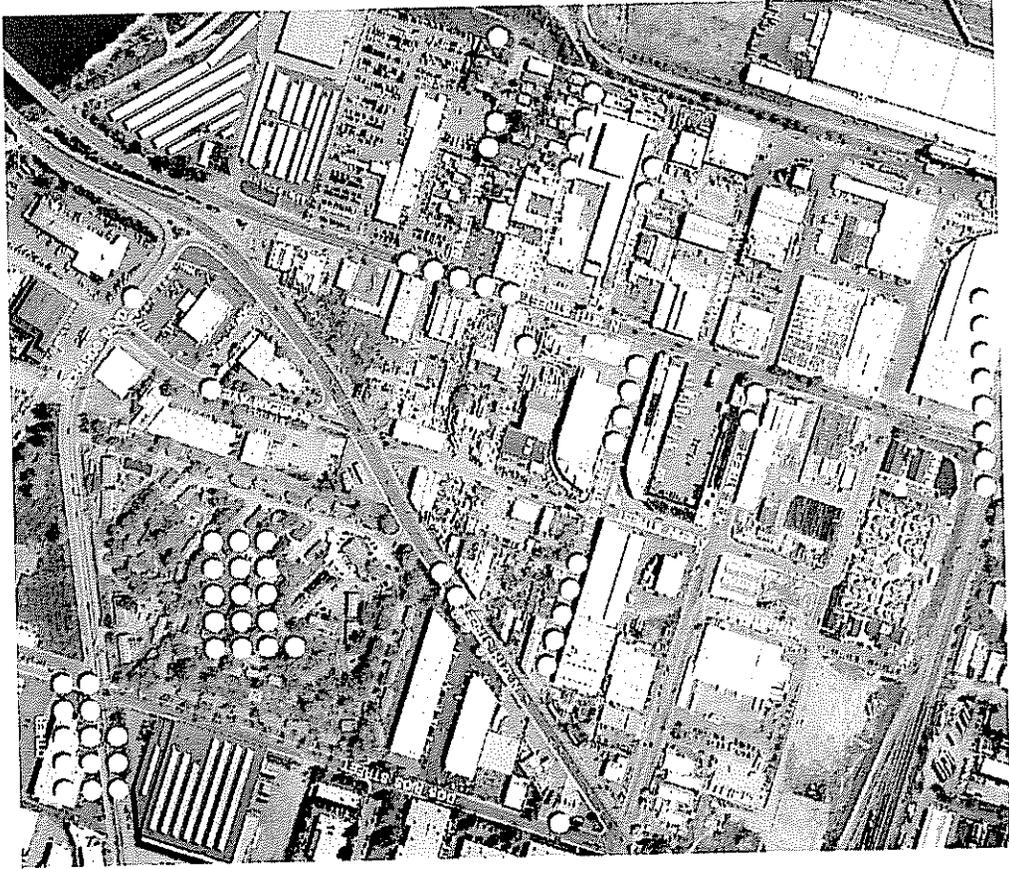
Gateway District
Streetscape Master Plan



Streetscape Features (samples)

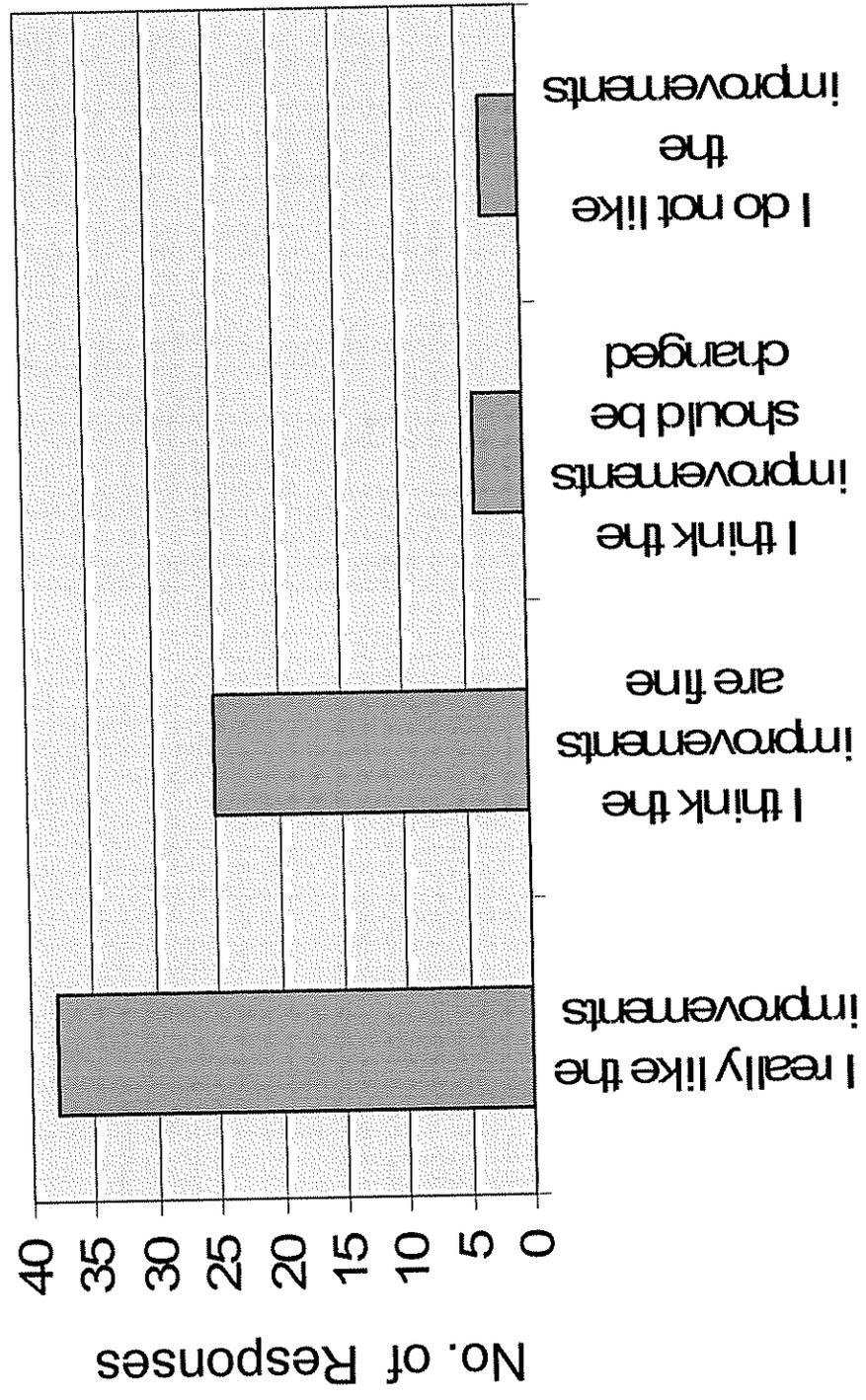


Responses to Questionnaire



Do You Like the Project?

How Do You Feel About the Project



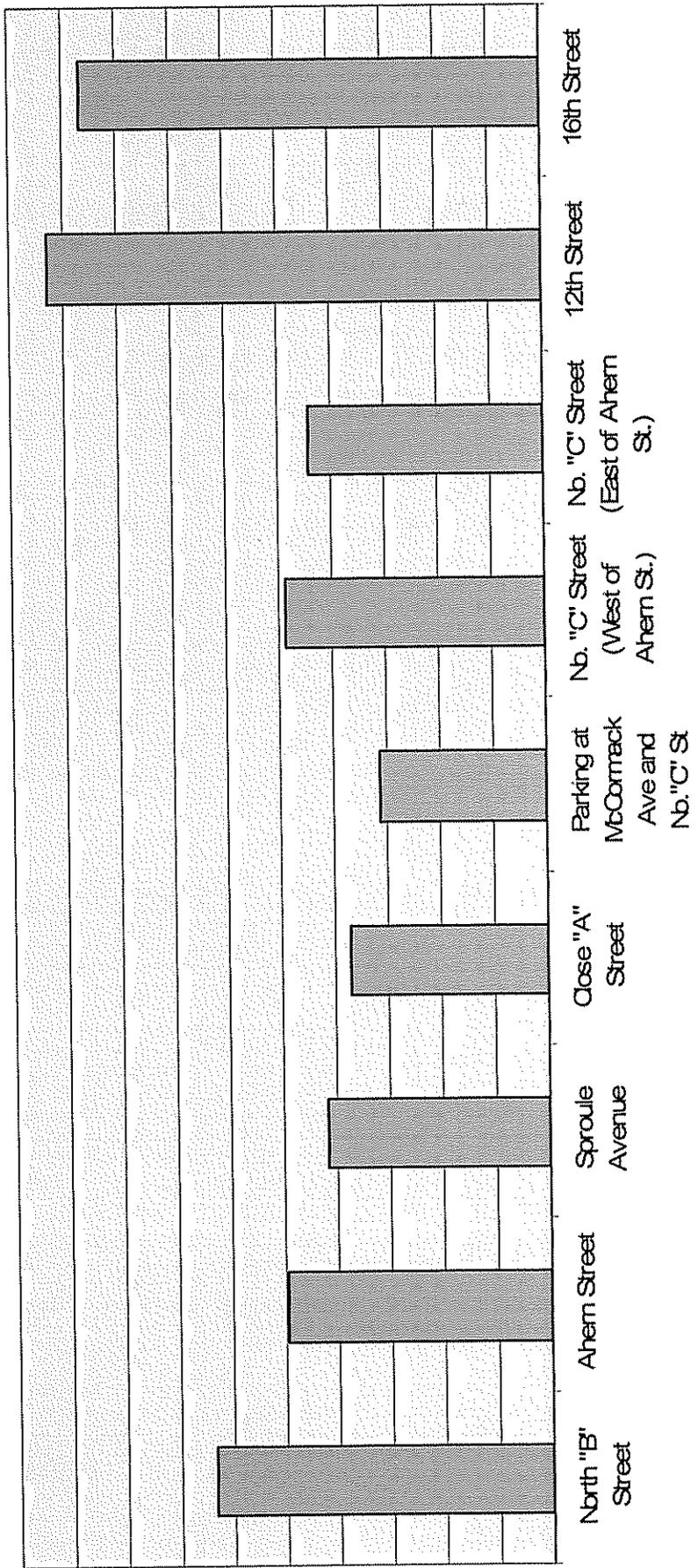
What's the Most Important Element?

Project Phasing By Element



What's the Most Important Street?

Project Phasing By Street



Project Cost Estimate

Gateway District
Streetscape Master Plan



Gateway Cost Estimate Matrix

Improvements	Street							Total Element (Millions)		
	N. 16th Street	N. 12th Street	N. B Street	Ahern Street	N. C Street	Sproule Avenue	McCormack Avenue		A Street	
Lighting	0.27	0.64	0.33	0.48	0.48	0.48	0.11	0.23	0.14	2.70
Billboard Removal	0.7	1.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2.10
Underground Utilities	0.76	1.81	1.21	0.33	0.94	0.23	0.23	0.34	0.36	5.99
Curb, Gutter & Sidewalks ⁽¹⁾	1.34	1.33	0.27	3.01	0.50	0.22	0.70	0.27	0.27	7.65
Landscaping ⁽²⁾	0.32	0.00	0.24	0.49	0.07	0.04	0.04	0.04	0.015	1.22
Printed Pavement/Cross Walks ⁽³⁾	0.19	0.19	0.10	0.16	0.14	0.11	0.11	0.11	0.04	1.04
Total Street (Millions)	3.59	5.38	2.15	4.48	2.13	0.72	1.42	0.82	20.69	

- (1) Includes: Roadway Drainage System, AC Overlay, Right of Way, and Pavement Stripes
- (2) Additional Cost for Landscaping and Irrigation
- (3) Additional Cost for Stamped Concrete/Printed Pavement
- (4) Includes: 10% Mobilization, 10% Minor Items, and 25% Contingency
- (5) Includes: 12% Design, 3% Environmental, 2% Construction Surveys, 10% Construction Management

Recommendation

Gateway District
Streetscape Master Plan



City Council Acceptance

RESOLUTION NO.

Adopted by the Sacramento City Council

ACCEPTING THE GATEWAY DISTRICT STREETScape MASTER PLAN

BACKGROUND

- A. The Gateway District Area is located in the eastern half of the Richards Boulevard Planning Area and it is bounded by North 12th Street, North 16th Street, and the Union Pacific/Amtrak Railroad lines south of A Street.
- B. A Streetscape Master Plan for the Gateway District (PN: TY26) was started in August 2004 to provide a comprehensive plan for the desired streetscape improvements. The goal of the Streetscape Master Plan is to improve existing street amenities including curb, gutter, sidewalks, lighting, and landscaping. The proposed improvements will also create opportunities to promote private development in the area.

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

Section 1. The Gateway District Streetscape Master Plan is accepted.

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Exhibit A: Map of Gateway District (PN: TY26) - 1 Page

Location Map for
GATEWAY DISTRICT MASTER PLAN
(PN: TY26)

