

# SECTION 6

# **Your Input Is Needed...!**

**Please join the  
Oak Park Redevelopment Advisory Committee  
and the  
Sacramento Housing and Redevelopment Agency  
in determining how to spend  
**\$20 Million Dollars**  
in Redevelopment Funds in Oak Park**

**Date: November 9, 2005  
Time: 6:30 PM  
Location: Oak Park Community Center**

**For more information call: Erika Bumgardner (916) 440-1322**

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**OAK PARK**

*Housing Strategy*

	1	2	3	4	5	6	Rank
▪ Renaissance Implementation	1				1		
▪ South Oak Park Projects	1					1	
▪ Boarded and Vacant Program							
▪ Public Housing Rehab					1		
▪ First-Time Homebuyer Program	1	1.5	1	1	1	1	
▪ Rehab Loan Program				1	1	1	
▪ Vacant Lot Program (Garden Program*)	1	0.5		1		1	
▪ Coordination with County*					1		
▪ Alley Improvements (Maintenance/Lighting)*	1						
<b>TOTAL</b>	5	2	1	3	5	4	

\*Projects followed by an asterisk (\*) were added by community participants at the Workshop



**OAK PARK**

*Great Public Spaces*

	1	2	3	4	5	6
▪ McClatchy Park (Amphitheater, Farmers Market, Jogging Trail)	2	2	2	2.2	2	1
▪ Oak Park Community Center Phase III				0.2	2	1
▪ Childcare Facilities (for Infants and After School)		1		0.7	1	1
▪ Workreation Program		0.75	2	0.7		1
▪ Library (Cultural Center)	2		2.5			1
▪ Alleyway Improvements (Bike/Pedestrian Paths)				0.2		
▪ Youth Technology/Media Center			1			
<b>TOTAL</b>	<b>4</b>	<b>3.75</b>	<b>7.5</b>	<b>4</b>	<b>5</b>	<b>5</b>

\*Projects followed by an asterisk (\*) were added by community participants at the Workshop

SACRAMENTO  
REVITALIZATION



OAK PARK

# Oak Park Historic District

	1	2	3	4	5	6
■ 34th Street (Made Rite) Development Site	1	3			1	
■ Broadway/ 35th Street District		1		1		
★ Walton Pediatric Office		1			1	
★ Triangle Plaza	1					
★ Acquisition of Properties				1		
★ 3rd Ave Bungalows						
■ North Broadway Action Plan						
★ Acquisition of Lots				1	1	
★ Acquisition of Liquor Stores	1	1	1.5	1	1	
■ Historic Area Streetscape				1		
■ South Oak Park Crime Prevention			1.5			
■ Street Light Improvement (all of Oak Park)			3			
■ Events Calendar Posting Board						
■ Goodwill Building as Educational/Training/Youth Arts Center						
<b>TOTAL</b>	<b>3</b>	<b>6</b>	<b>6</b>	<b>5</b>	<b>4</b>	<b>0</b>

\*Projects followed by an asterisk (\*) were added by community participants at the Workshop



# Corridor Enhancements

	1	2	3	4	5	6
▪ Martin Luther King Blvd Streetscape	3	2.5	2	1		2
▪ Street Lighting Program	1	1		1	1	2
▪ Exterior Rebate/Commercial Loan Program			1.5		3	1
▪ Mixed Use On Vacant Lots				3		
▪ MLK Specific Plan (Educational District/Corridor)		2	1			
▪ Broadway Streetscape (37th Street to Stockton Blvd)	1	0.5				1
▪ New Business Generation/Commercial (using existing bldgs)		1.5				1
▪ MLK/Broadway Intersection Improvements		0.25		1		1
▪ Walkable Retail Corridors				2		
▪ Colonial Theater	1				1	
▪ Utilities Improvements	1					1
▪ Stockton Blvd Development Projects						1
▪ ADA Improvements			1			
▪ Traffic Calming/Walkability						1
▪ Restaurant					1	
▪ 12th Ave Site	1					
▪ Public Art		0.5				
▪ Stockton/9th Ave East						

\*Projects followed by an asterisk (\*) were added by community partner

<b>TOTAL</b>	8	8.25	5.5	8	6	11
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## BOND WORKSHOP SUMMARY RESULTS

### **CORRIDOR ENHANCEMENTS**

Rank	Project	Table 1	Table 2	Table 3	Table 4	Table 5	Table 6
1	▪ Martin Luther King Blvd Streetscape	3	2.5	2	1		2
2	▪ Street Lighting Program	1	1		1	1	2
3	▪ Exterior Rebate/Commercial Loan Program			1.5		3	1
4	▪ Mixed Use On Vacant Lots*				3		
	▪ MLK Specific Plan (Educational District/Corridor)*		2	1			
6	▪ Broadway Streetscape (37th Street to Stockton Blvd)	1	0.5				1
	▪ New Business Generation/Commercial (using existing bldgs)*		1.5				1
8	▪ MLK/Broadway Intersection Improvements		0.25		1		1
	▪ Walkable Retail Corridors*				2		
9	▪ Colonial Theater	1				1	
	▪ Utilities Improvements	1					1
12	▪ Stockton Blvd Development Projects						1
	▪ ADA Improvements*			1			
	▪ Traffic Calming/Walkability*						1
	▪ Restaurant*					1	
17	▪ 12th Ave Site	1					
17	▪ Public Art*		0.5				
18	▪ Stockton/9th Ave East						

<b>TOTAL</b>	8	8.25	5.5	8	6	11
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### **GREAT PUBLIC SPACES**

Rank	Project	Table 1	Table 2	Table 3	Table 4	Table 5	Table 6
1	▪ McClatchy Park (Amphitheater, Farmers Market, Jogging Trail*)	2	2	2	2.2	2	1
2	▪ Library (Cultural Center)*	2		2.5			1
3	▪ Workrecreation Program		0.75	2	0.7		1
4	▪ Childcare Facilities (for Infants and After School*)		1		0.7	1	1
5	▪ Oak Park Community Center Phase III				0.2	2	1
6	▪ Alleyway Improvements (Bike/Pedestrian Paths)*				0.2		
7	▪ Youth Technology/Media Center*			1			

<b>TOTAL</b>	4	3.75	7.5	4	5	5
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### **OAK PARK HISTORIC DISTRICT**

Rank	Project	Table 1	Table 2	Table 3	Table 4	Table 5	Table 6
1	▪ Acquisition of Liquor Stores	1	1	1.5	1	1	
2	▪ 34th Street (Made Rite) Development Site	1	3			1	
3	▪ Streetlight Improvements (all of Oak Park)*			3			
4	▪ Broadway/ 35th Street District		1		1		
	▪ Walton Pediatric Office		1			1	
	▪ Acquisition of Lots				1	1	
7	▪ South Oak Park Crime Prevention*			1.5			
8	▪ Triangle Plaza	1					
	▪ Acquisition of Properties				1		
	▪ Historic Area Streetscape				1		
11	▪ 3rd Ave Bungalows						
	▪ North Broadway Action Plan						
	▪ Events Calendar Posting Board*						
	▪ Goodwill Building as Educational/Training/Youth Arts Center*						

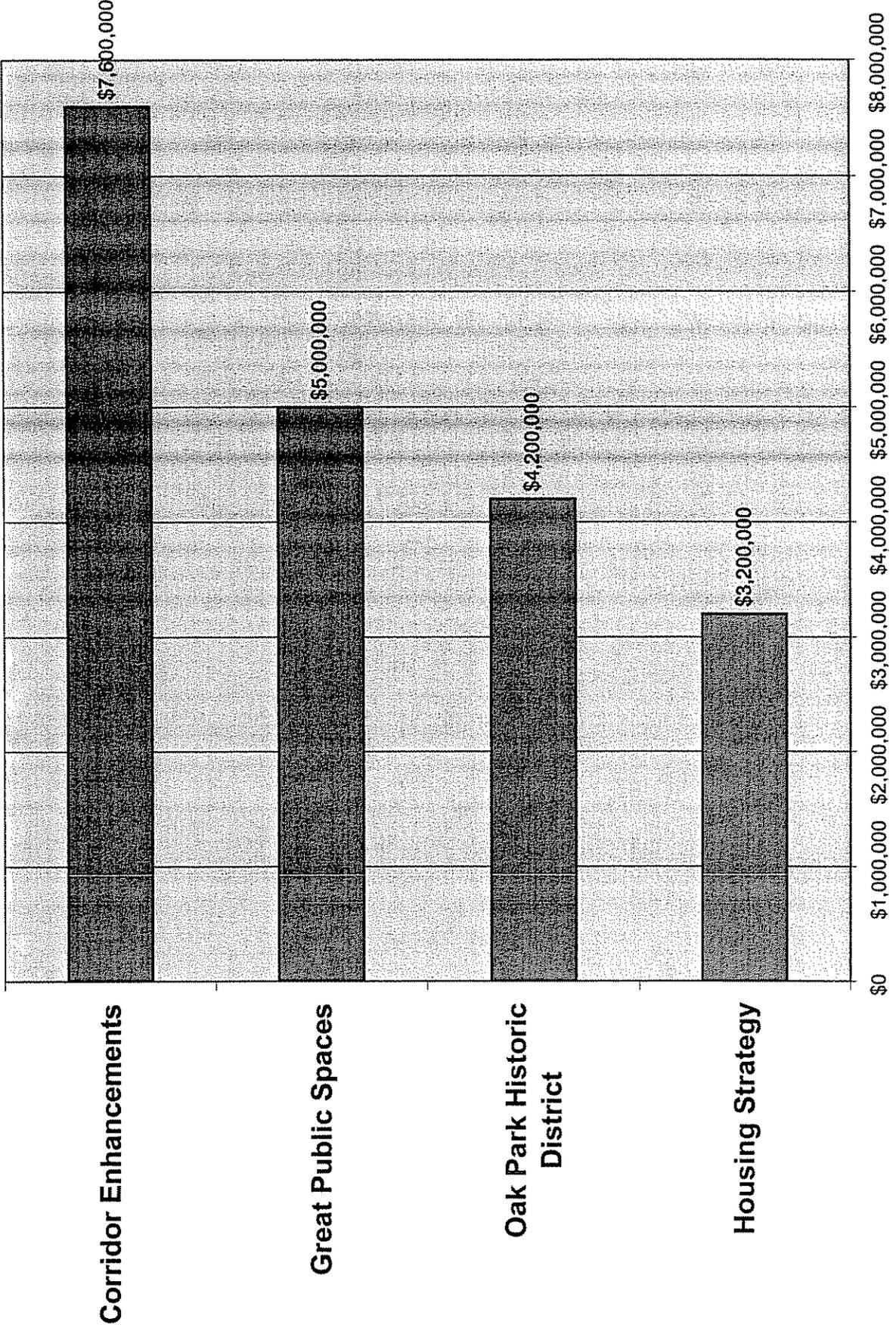
<b>TOTAL</b>	3	8	6	5	4	0
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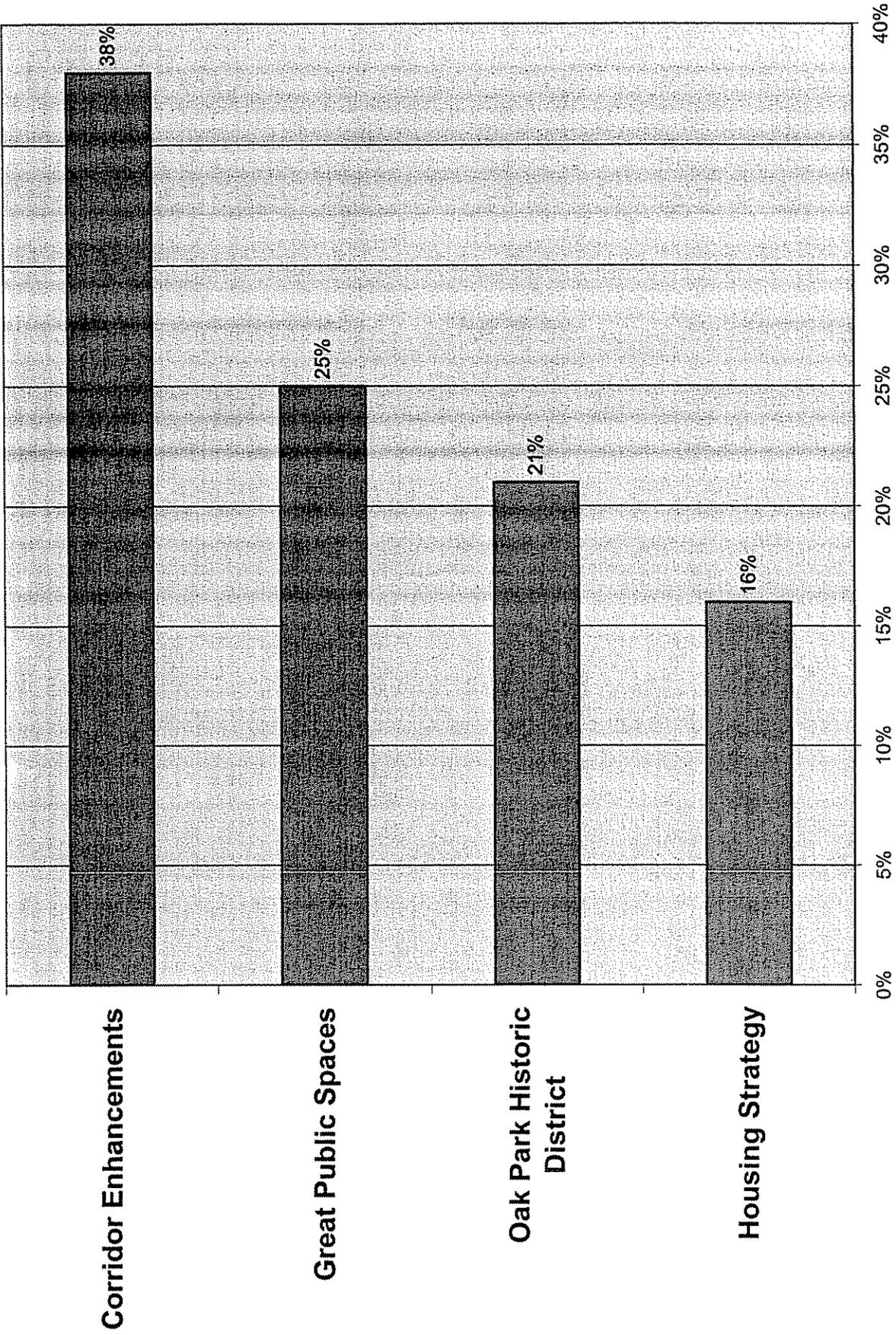
### **HOUSING STRATEGY**

Rank	Project	Table 1	Table 2	Table 3	Table 4	Table 5	Table 6
1	▪ First-Time Homebuyer Program	1	1.5	1	1	1	1
2	▪ Vacant Lot Program (Garden Program*)	1	0.5		1		1
3	▪ Rehab Loan Program				1	1	1
4	▪ Renaissance Implementation	1				1	
	▪ South Oak Park Projects	1					1
6	▪ Public Housing Rehab					1	
	▪ Coordination with County*					1	
	▪ Alley Improvements (Maintenance/Lighting)*	1					
9	▪ Boarded and Vacant Program						

<b>TOTAL</b>	5	2	1	3	5	4
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\* Projects followed by an asterisk (\*) were added by community participants at the Workshop





**CORRIDOR ENHANCEMENTS**

Rank	Project	Table 1	Table 2	Table 3	Table 4	Table 5	Table 6
1	Maria Luther King Blvd Streetscape						
2	Street Lighting Program						
3	Exterior Rehabilitation Program						
4	Mixed Use On Vacant Lots*						
5	MLK Specific Plan (Educational District/Corridor)*						
6	Broadway Streetscape (27th Street to Stockton Blvd)						
7	New Business General/Commercial (using existing buildings)*						
8	MLK/Broadway Intersection Improvements						
9	Walkable Retail Corridor*						
10	Colossal Theater						
11	Utilities Improvements						
12	Stockton Blvd Development Projects						
13	ADA Improvements*						
14	Traffic Calming/Walkability*						
15	Restaurants*						
16	10th Ave Site						
17	Public Art*						
18	Stockton/9th Ave East						
<b>TOTAL FUNDS ALLOCATED BY PERCENT</b>		<b>40%</b>	<b>41%</b>	<b>28%</b>	<b>40%</b>	<b>30%</b>	<b>55%</b>
<b>AVERAGE OF TOTAL PERCENTAGE</b>		<b>39%</b>					

**GREAT PUBLIC SPACES**

Rank	Project	Table 1	Table 2	Table 3	Table 4	Table 5	Table 6
1	McClatchy Park (Amphitheater, Farmers Market, Jogging Trail)*						
2	Library (Cultural Center)*						
3	Workation Program						
4	Childcare Facilities (for Infants and After School)*						
5	Oak Park Community Center Phase III						
6	Alleyway Improvements (Bike/Pedestrian Path)*						
7	Youth Technology/Media Center*						
<b>TOTAL FUNDS ALLOCATED BY PERCENT</b>		<b>20%</b>	<b>19%</b>	<b>38%</b>	<b>20%</b>	<b>25%</b>	<b>25%</b>
<b>AVERAGE OF TOTAL PERCENTAGE</b>		<b>25%</b>					

**OAK PARK HISTORIC DISTRICT**

Rank	Project	Table 1	Table 2	Table 3	Table 4	Table 5	Table 6
1	Acquisition of Liquor Stores						
2	34th Street (Made Rite) Development Site						
3	Streetscape Improvements (all of Oak Park)*						
4	Broadway/35th Street District						
5	Wallon Pediatric Office						
6	Acquisition of Lots						
7	South Oak Park Crime Prevention*						
8	Triangle Plaza						
9	Acquisition of Properties						
10	Historic Alca Streetscape						
11	3rd Ave Buildings						
12	North Broadway Action Plan						
13	Event Calendar Feeding Board*						
14	Goodwill Building at Educational/Training/Youth Arts Center*						
<b>TOTAL FUNDS ALLOCATED BY PERCENT</b>		<b>15%</b>	<b>30%</b>	<b>30%</b>	<b>25%</b>	<b>20%</b>	<b>0%</b>
<b>AVERAGE OF TOTAL PERCENTAGE</b>		<b>20%</b>					

**HOUSING STRATEGY**

Rank	Project	Table 1	Table 2	Table 3	Table 4	Table 5	Table 6
1	First-Time Homebuyer Program						
2	Vacant Lot Program (Garden Program)*						
3	Rehab Loan Program						
4	Rehab Loan Implementation						
5	South Oak Park Project						
6	Public Housing Rehab						
7	Coordination with County*						
8	Alley Improvements (Maintenance/Lighting)*						
9	Boarded and Vacant Program						
<b>TOTAL FUNDS ALLOCATED BY PERCENT</b>		<b>25%</b>	<b>10%</b>	<b>5%</b>	<b>15%</b>	<b>25%</b>	<b>20%</b>
<b>AVERAGE OF TOTAL PERCENTAGE</b>		<b>17%</b>					

Approximately 30-40% of projected resources devoted to projects that support major corridor enhancements, and encourage commercial, entertainment, and business development, including:

- Projects that will activate street life and attract new investment along the MLK, Broadway, and Stockton Blvd Corridors;
- Public and streetscape improvements that will increase pedestrian and bicycle safety; and
- Projects that enhance the community's "curb appeal" by addressing substandard properties and right-of-way conditions along major corridors in the Project Area.

Approximately 20% of projected resources devoted to open space and public improvements, including:

- Improvements and open space venues at McClatchy Park;
- Projects that create clear and safe pathways between destination points;
- Improvement of existing recreational facilities and the development of new parks and public facilities within existing neighborhoods; and
- Projects aimed at filling in gaps in the streetscape environment.

Approximately 20-30% of projected resources devoted to projects that support commercial, cultural, and business improvements and development within the Oak Park Historic District, including:

- Projects that will activate street life and attract new shoppers, visitors and businesses to the Historic District;
- Projects focused along the Broadway Corridor especially in areas of significant blight; and
- Public improvements to support commercial, cultural, and business developments.

Approximately 20-25% of projected resources devoted to projects that support residential development and homeownership, including:

- Implementation of first-time homebuyer programs;
- Projects that support and address the full spectrum of housing needs;
- Projects that will enhance neighborhood revitalization efforts, specifically in South Oak Park and within the Renaissance neighborhood; and
- Public improvements to support existing residential areas and new residential developments.

\* Projects followed by an asterisk (\*) were added by community participants at the Workshop

## CORRIDOR ENHANCEMENTS

Recommended Rank	Community Rank	Project	Estimated Cost	Justification
1	6	Broadway Streetscape (37th Street to Stockton Blvd)	\$3,500,000	Project is included in the City's TPG as the #8 project, and is the last portion of streetscape to be completed in the Broadway/Stockton Urban Design Plan.
2	8	MLK/Broadway Intersection Improvements	\$1,000,000	Project is currently being designed by the City of Sacramento's DOT.
3	4	MLK Specific Plan*	\$300,000	
4	2	Street Lighting Program	\$2,500,000	Area A, the area South of Broadway, bounded by 5th Avenue and Hwy-99. Area B, North of Broadway
5	3	Exterior Rebate/Commercial Loan Program	\$300,000	This program is adequately funded with tax increment.
6	12	Stockton Blvd Development Projects	Unknown	
7	1	MLK Streetscape	Unknown	Project would first need to be designed through a masterplan process, therefore #3 is listed before this project.
8	4	Mixed Use On Vacant Lots*	Unknown	
9	12	12th Ave/MLK Development Site	Unknown	Property is currently owned by RDA and there is currently little development interest in the site.
10	9	Colonial Theater Improvements	Unknown	
11	9	Stormwater Drainage, Combined Sewer System Upgrades and other related City of Sacramento Utilities Improvements	Unknown	
12	12	ADA Improvements*	Unknown	
13	12	Traffic Calming/Walkability*	Unknown	
14	17	Public Art*	Unknown	
15	6	New Business Generation/Commercial (using existing bldgs)*	Unknown	
N/A	9	Walkable Retail Corridors*	Unknown	
N/A	12	Restaurant*	Unknown	
N/A	18	Stockton/9th Ave East		Project is prioritized in the Housing Strategy section.

## GREAT PUBLIC SPACES

Recommended Rank	Community Rank	Project	Estimated Cost	Justification
1	N/A	Oak Park Community Center Phase II	\$1,600,000	Project is currently funded, and design is underway.
2	1	McClatchy Park (Amphitheater, Farmers Market, Jogging Trail*)	Unknown	Potential projects will need to be planned through a community process.
3	3	City of Sacramento's Workrecreation Program	\$125,000	Program is funded annually with \$25,000 in tax increment.
3	2	Oak Park Library/Cultural Center*	Unknown	Further research needs to be done with the County to understand issues.
4	4	Childcare Facilities (for Infants and After School*)	Unknown	Projects and operators need to be identified for funding.
5	5	Oak Park Community Center Phase III		
6	6	Alleyway Improvements (Bike/Pedestrian Paths)*	Unknown	
N/A	7	Youth Technology/Media Center*		

## OAK PARK HISTORIC DISTRICT

Recommended Rank	Community Rank	Project	Estimated Cost	Justification
1	1	Acquisition of Liquor Stores	\$2,600,000	
2	2	34th Street (Made Rite) Development Site	\$2,500,000	
3	4	Walton Pediatric Office		
4	8	Triangle Lot Urban Plaza		
5	11	Goodwill Building as Educational/Training/Youth Arts Center*		
6	4	Acquisition of Lots		
7	8	Historic Area Streetscape		
8	11	North Broadway Action Plan		
9	11	3rd Ave Bungalows		
10	11	Events Calendar Posting Board*		
N/A	4	Broadway/ 35th Street District		
N/A	7	South Oak Park Crime Prevention*		
N/A	3	Streetlight Improvements (all of Oak Park)*		Project is prioritized in the Corridor Enhancements section.

## HOUSING STRATEGY

Recommended Rank	Community Rank	Project	Estimated Cost	Justification
1	N/A	Broadway/MLK Development		Developer has been selected for the project, and review process has begun.
2	18	Stockton/9th Ave East	\$0	Site is owned by the RDA, and there is developer interest in the site.
3	1	First-Time Homebuyer Program	\$400,000	
4	2	Vacant Lot Program		
5	3	Rehab Loan Program	\$500,000	
	4	Renaissance Implementation		
	4	South Oak Park Projects		
	6	Public Housing Rehab		
	6	Coordination with County*		
	6	Alley Improvements (Maintenance/Lighting)*		
	9	Boarded and Vacant Program		



**Sacramento  
Housing &  
Redevelopment  
Agency**

March 8, 2006

Oak Park Redevelopment Advisory Committee  
Sacramento, California

**Subject:** Oak Park Fund and Project Prioritization

**Recommendation:**

This report recommends the RAC approve the investment strategy/recommended funding levels and list of priority projects for the Oak Park Redevelopment Area.

**Background Information:**

At the September 14, 2005 Oak Park RAC meeting, Redevelopment Agency staff gave a brief presentation regarding the issuance process for approximately \$20 million in Tax Allocation Revenue Bonds for the Oak Park Redevelopment Area. Staff laid out a process to involve the community and RAC to set some direction for the Agency to invest the bond and other tax increment funds in the Oak Park Redevelopment Area.

Over the course of the past six months, staff and the community have reviewed guiding documents (i.e., Oak Park 2005-09 Implementation Plan), engaged in a participatory workshop to develop new project ideas and prioritize projects, and created a targeted funding level strategy.

At the February 2006 meeting of the RAC, staff reviewed the draft list of priority projects that had been revised to include Agency and City priorities. RAC and community members reviewed the recommended funding levels and list of priority projects, and advised Agency staff to present materials at their March meeting for formal approval.

Below are the results of the effort to produce an investment strategy and prioritize projects based on the 2005-09 Implementation Plan:

*CORRIDOR ENHANCEMENTS* - Approximately 30-40% of Oak Park tax increment funds to be devoted to projects that support major corridor enhancements, and encourage commercial, entertainment, and business development. Prioritized projects include:

1. Broadway Streetscape (37<sup>th</sup> Street to Stockton Boulevard)
2. MLK/Broadway Intersection Improvements
3. MLK Corridor Masterplan
4. Streetlight Installation Program
5. Exterior Rebate/Commercial Loan Program
6. Stockton Boulevard Development Projects
7. MLK Streetscape
8. Mixed-Use Development on Various Opportunity Sites
9. Colonial Theater Improvements
10. Storm water, Drainage and other related Utility Improvements
11. ADA Improvements (Area wide)
12. Traffic Calming (Area wide)
13. Public Art (Area wide)
14. New business generation (Area wide)

## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Oak Park Redevelopment Advisory Committee

March 8, 2006

Page 2

*OAK PARK HISTORIC DISTRICT* - Approximately 20-30% of Oak Park tax increment funds to be devoted to projects that support commercial, cultural, and business improvements and development within the Oak Park Historic District. Prioritized projects include:

1. Acquisition of Liquor Stores
2. 34<sup>th</sup> Street (Made Rite) Development Site
3. Walton Pediatric Office Development
4. Triangle Lot/Urban Plaza (35<sup>th</sup> Street/Broadway)
5. Goodwill Building
6. Acquisition of properties (Area wide)
7. Historic Area Streetscape
8. North Broadway Action Plan Implementation
9. 3<sup>rd</sup> Avenue Bungalows
10. Event/Calendar Posting Board

*OAK PARK HISTORIC DISTRICT* - Approximately 20-25% of projected resources devoted to projects that support residential development and homeownership. Prioritized projects and programs include:

1. Broadway/MLK Development Site
2. Stockton/9<sup>th</sup> Avenue (East) Development Site
3. First Time Homebuyer Programs
4. Vacant Lot Development Programs
5. Homeowner Rehabilitation Programs
6. Oak Park Renaissance Community Masterplan Implementation
7. South Oak Park Targeted Program
8. Public Housing Stock Rehabilitation
9. Boarded and Vacant Properties Programs

*GREAT PUBLIC SPACES* - Approximately 20% of projected resources devoted to open space and public improvements. Prioritized projects and programs include:

1. Oak Park Community Center Phase 2
2. McClatchy Park Improvements
3. City of Sacramento's Workcreation Program
4. Oak Park Library/Cultural Center
5. New Childcare Facilities
6. Oak Park Community Center Phase 3
7. Alleyway Improvements
8. Youth Technology/Media Center

### **Financial Considerations:**

This report does not recommend the allocation of any funds. All projects will be considered individually for funding.