



**REPORT TO REDEVELOPMENT
AGENCY**

City of Sacramento

915 I Street, Sacramento, CA 95814-2671

www.CityofSacramento.org

Consent

April 1, 2010

Honorable Chair and Members of the Redevelopment Agency

Title: Army Depot Redevelopment Area Transportation Improvements

Location/Council District: Various locations; Council District 6

Recommendation: 1) Adopt a **Redevelopment Agency Resolution** a) amending the 2010 Sacramento Housing and Redevelopment Agency budget by appropriating the combination of \$662,000 of Army Depot Tax Increment Development Assistance funds and \$109,000 defunded from the Army Depot Bicycle Facilities Study funds to the following projects: \$50,000 to the Southeast Sacramento Community Way Finding Project, \$350,000 to the Sim Center Signal Crossings Project, \$10,000 to the Ring Drive Street Lighting Project and \$361,000 to the Fruitridge Road Streetscape Improvements Project Phase II; b) authorizing the Executive Director or her designee to execute IPAs with the City of Sacramento in the amounts of \$50,000 for the Southeast Sacramento Community Way Finding Project, \$350,000 for the Sim Center Signal Crossings Project, \$10,000 for Ring Drive Street Lighting Project and amend the Fruitridge Road Streetscape Improvements Project Phase II (TI5036300) to increase the budget by \$361,000; and c) making related findings.

Contact: La Shelle Dozier, Executive Director, 440-1319, Chris Pahule, Assistant Director, 440-1350

Presenters: None

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: Improving the transportation network in the Army Depot Redevelopment Project Area (Project Area) is a high priority among the various stakeholders including the City, Power Inn Alliance, Neighborhood Associations and the Sacramento Housing and Redevelopment Agency (Agency). In the past five years, the Agency and the Department of Transportation have allocated resources to several important projects; additional funding is required for completion (See Attachment 1 – Background). The first effort is the Southeast Sacramento Bicycle and Pedestrian Access Study (Access Study) which recommends community way finding, pedestrian and bicycle improvements throughout the Project Area. The objective was to eliminate blight by providing

Army Depot Redevelopment Project Area Transportation Improvements

clear and safe connections for residents and area workers. The Access Study builds upon the approved City Bikeway Master Plan.

Southeast Sacramento Community Way Finding Project and Sim Center Signal Crossings Project - From the Access Study, two projects are proposed which increase pedestrian and bicycle safety. The Southeast Sacramento Community Way Finding Project will construct signage on approximately two miles connecting the schools, parks and community centers between Camellia Elementary School and Park and Joseph Bonnheim Elementary. The Sim Center Signal Crossings Project includes a pedestrian flasher and signage on Lemon Hill Avenue/Wilkinson Street and a traffic signal on Elder Creek Road/Logan Street.

Ring Drive Street Lighting Project - Ring Drive is a primarily residential street connecting Rock Creek Way to Elder Creek Road. A section less than a quarter mile in length lacks adequate street lighting. Residents use this section to reach Elder Creek to access bus service and a neighborhood store. There have been several reported crimes and illegal dumping activity on this section. The proposed project includes installation of additional Sacramento Municipal Utility District lights.

Fruitridge Road Streetscape Project Phase II - The Fruitridge Road Streetscape Project Phase II improves inadequate infrastructure between 65th Express Way and Power Inn Road and was funded in December 2007. The Project includes: new vertical curb, gutter and sidewalks, replacement of electrical conduits, resurfacing and restriping, constructing new landscaped planters and rehabilitating existing landscaped planters with decorative stamped colored concrete. During the design phase, unforeseen utility issues arose, and the work scope was expanded to include right of way acquisition requiring additional funds. Allocation of the additional funds will allow construction to begin in summer 2010.

Policy Considerations: These projects are consistent with the Army Depot Redevelopment Plan to eliminate or ameliorate certain environmental deficiencies and inadequate or deteriorated public improvements. They are consistent with the goals and objectives outlined in the Army Depot Implementation Plan (2009-2014) to eliminate and prevent the spread of blight and deterioration, and improve the quality of life for existing residents, business and property owners by developing first-rate infrastructure facilities and other needed improvements to help stimulate private development. These projects also implement the recommendation for basic level improvements identified in the Bikeway Master Plan.

Environmental Considerations:

California Environmental Quality Act (CEQA): The proposed action to authorize funding in this report is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301 (c) because such improvements involve negligible or no expansion of

Army Depot Redevelopment Project Area Transportation Improvements

capacity to accommodate vehicular traffic, nor a change in use. The National Environmental Policy Act (NEPA) does not apply.

Sustainability Considerations: These projects have been reviewed for consistency with the goals, policies and targets of the Sustainability Master Plan and the 2030 General Plan. If approved, the contents of this report will advance the following goals, policies and targets as follows: these projects support Goal number six - Urban Design, Land Use, Green Building and Transportation, specifically target number six which calls for the implementation of Bikeway Master Plan and Pedestrian Master Plan facilities to achieve an annual expansion of five percent of the existing system.

Other: None

Committee/Commission Action: *Army Depot Redevelopment Advisory Committee (RAC):* At the meeting on January 28, 2010 the RAC unanimously adopted a motion recommending approval of the attached resolutions. The votes were as followed:

AYES: Coburn, O'Brien, Mayberry, Narayan, Pinkston, Portillo, Stein

NOES: None

ABSENT: Slider, Toney

Sacramento Housing and Redevelopment Commission: At its meeting of February 17, 2010, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Chan, Dean, Fowler, Gore, Morgan, Morton, Rosa, Shah, Stivers

NOES: None

ABSENT: Burruss, Otto

Rationale for Recommendation: The Southeast Sacramento Bicycle and Pedestrian Access Study recommended short and long term improvements. The proposed projects will eliminate blighting conditions by improving inadequate pedestrian, bicycle and roadway facilities, and will improve connectivity and safety for residents and benefit other recent Agency and City investments, including the George Sim Community Center and Max Baer Park. Constructing the Southeast Sacramento Community Way Finding Project and Sim Center Signal Crossings Project provides a safer route for residents, especially school children, between three schools and five parks.

Army Depot Redevelopment Project Area Transportation Improvements

The additional lighting on Ring Drive will increase the safety of local residents as it is one of a few residential areas in the Project Area without adequate lighting. The additional funding for the Fruitridge Road Streetscape Phase II Project will allow for the completion of design documents in order to commence construction in summer 2010. The recommended improvements will continue the revitalization of the neighborhoods and the Fruitridge Road commercial corridor in the Project Area.

Financial Considerations: This report recommends allocation of \$50,000 to the Southeast Sacramento Community Way Finding Project, \$350,000 to the Sim Center Signal Crossings Project, \$10,000 to the Ring Drive Street Lighting Project and \$361,000 to the Fruitridge Road Streetscape Improvements Project Phase II. A total of \$771,000 is requested of which \$109,000 will be defunded and reallocated from the Army Depot Bicycle Facilities Projects fund and \$662,000 will be allocated from Army Depot Tax Increment Development Assistance funds leaving approximately \$2,081,000 available for new projects. There are no City of Sacramento funds readily available to construct the proposed improvements.

M/WBE Considerations: The items discussed in this report have no M/WBE impact; therefore; M/WBE considerations do not apply.

Respectfully Submitted by: 
LA SHELLÉ DOZIER
Executive Director

Recommendation Approved:


GUS VINA
Interim City Manager

Table of Contents	
Report	pg. 1
Attachments	
1 Background	pg. 5
2 Map	pg. 7
3 Redevelopment Agency Resolution	pg. 8

Background

Army Depot Redevelopment Area Transportation Projects

The Army Depot Redevelopment Area Transportation Projects will provide funding for various infrastructure projects within the Army Depot Redevelopment Project Area (Project Area). During the last three years the focus has been on analyzing current transportation conditions through various studies for potential near and long term improvements, and constructing near term projects which will have a lasting benefit for the community. The Southeast Sacramento Bicycle and Pedestrian Access Study was completed in late 2008 and recommended several new improvements to improve walking and biking facilities in southeast Sacramento.

Southeast Sacramento Community Way Finding Project - The Southeast Sacramento Community Way Finding Project area encompasses the Colonial Manor, Colonial Village, Avondale, Southeast Village and Glen Elder neighborhoods in the Project Area. Each neighborhood has one or more public facilities providing amenities such as parks, community centers, schools and recreational open space which contribute to the quality of life for residents. Currently, no designated north/south routes exist for residents, especially school children, to travel safely between public facilities. The proposed project will construct way finding improvements including signs and roadway bicycle markings on an approximately two mile route connecting Camellia Elementary and Park (southern end of project area) to the George Sim Community Center, Max Baer Park and Clubhouse, Earl Warren Elementary and Park, and 21st Avenue Parkway (northern end of project area) which connects to Joseph Bonnheim Elementary. Construction of way finding signage will provide a safer route for pedestrian and bicycle travel, increase the quality of life for existing and future residents and promote revitalization in the affected neighborhoods. The total cost of constructing way finding signage is \$50,000.

Sim Center Signal Crossings Project - In September 2009, an \$18,000,000 renovation and expansion was completed at the George Sim Community Center (Sim Center) which is located between two major east/west streets, Lemon Hill Avenue and Elder Creek Road. Elder Creek Road is a four lane street and autos regularly travel at high speeds to and from the Power Inn industrial area to the east, through a residential area to Stockton Boulevard to the west. Lemon Hill is a two lane residential street in the Project Area but is used heavily to travel from Power Inn Road to Stockton Boulevard. The perceived high speed and traffic volumes make it difficult for residents to safely cross these streets to access the Sim Center. The proposed Southeast Sacramento Sim Center Signal Crossings project will construct a pedestrian flasher at Lemon Hill Avenue/Wilkinson Street and a traffic signal at Elder Creek Road/Logan Street. The signal crossings will improve pedestrian and bicycle safety for residents traveling to and from the Sim Center. The total construction cost is \$350,000.

Army Depot Redevelopment Project Area Transportation Improvements

Ring Drive Street Lighting Project - Ring Drive is located north of Elder Creek between Pantano Drive and Fall River Way and lacks adequate street lighting. Residents perceive the lack of adequate street lighting contributes to crime. During the last six months the Sacramento Police Crime Mapping website shows auto thefts, vandalism, felony assault and drugs/narcotics as the dominant reported crime cases. The Ring Drive Lighting Project will install up to four Sacramento Municipal Utility District (SMUD) lights to supplement existing lights and will be maintained by SMUD once installed. Residents who benefit from the lights will be assessed maintenance fees. Installation of SMUD lights will increase the perception of safety and deter crime. The total cost of installing SMUD lights is \$10,000.

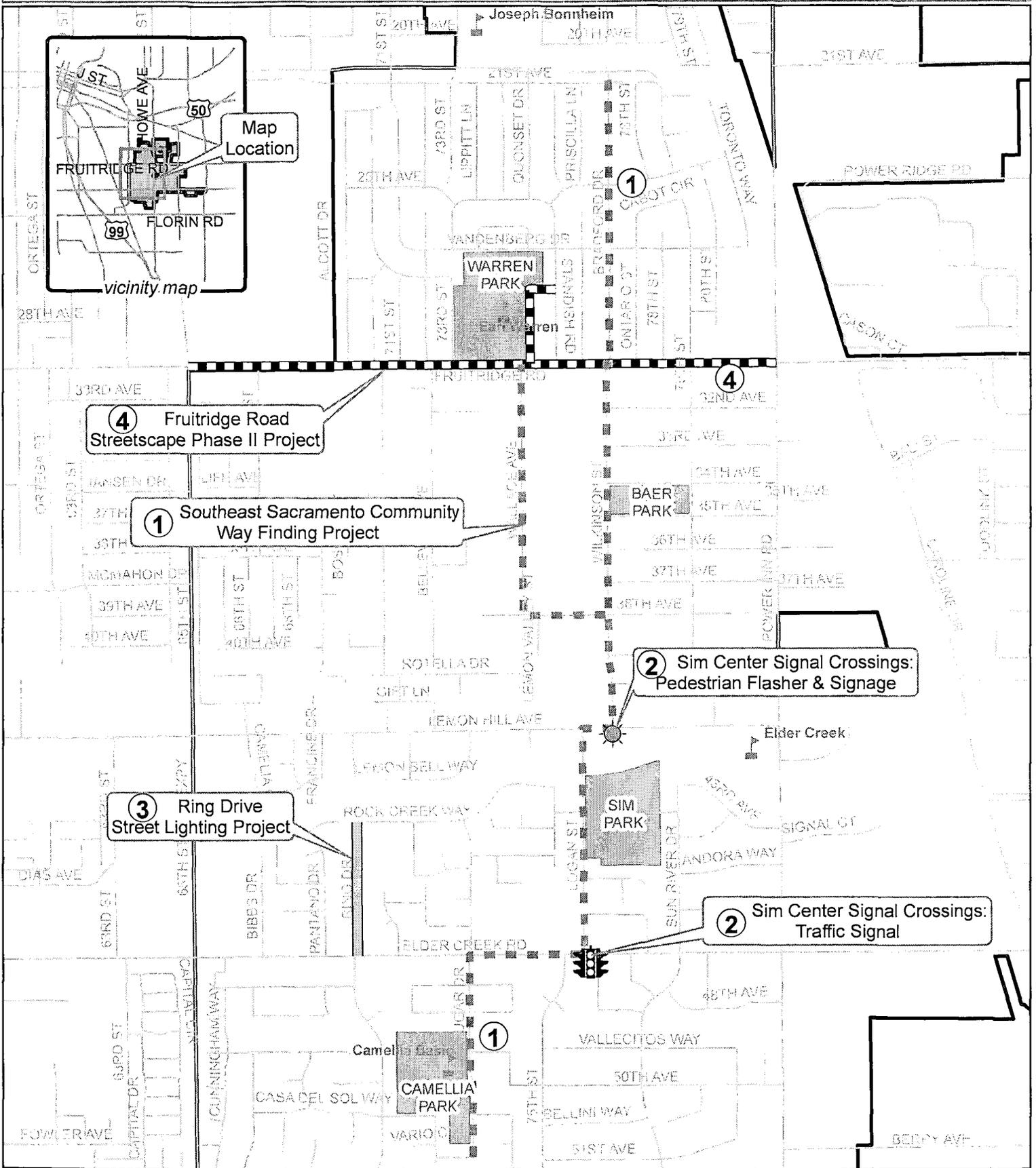
Fruitridge Road Streetscape Phase II Project - The Fruitridge Road Revitalization Conceptual Master Plan was completed in May 2000 for Fruitridge Road between 65th Street Expressway and Power Inn Road. In 2002, Phase I streetscape improvements were completed on the south side of Fruitridge Road which included: three landscaped medians and streetscape improvements from 65th Street Expressway to Bellevue Avenue, and 79th Street to Power Inn Road. In 2005, monument signs were completed for both the north east and south east sides of Fruitridge Road at 65th Street Expressway.

Design and construction funds for Phase II streetscape improvements were approved in December 2007 and include: new vertical curb, gutter and sidewalk, resurfacing and restriping, construction of new landscaped planters and rehabilitation of existing landscaped planters with decorative stamped colored concrete. The Lowell Street Sidewalks Project was added in July 2008 to reduce project costs and time. Design is nearing completion, and construction is anticipated in the summer of 2010. Unforeseen issues arose during the design phase and additional funding is needed to complete design and construction. Additional work needed includes: land and air right of way acquisition for utility relocation, easements to construct new City standard sidewalks, electrical trenching and conduit replacement, street light relocation and drain inlet replacement. This project will continue to aesthetically enhance the Fruitridge Road corridor to promote new development and revitalization, retain existing businesses and improve pedestrian and bicycle safety, especially for the school children and transit users. The additional project cost is \$361,000.

Sacramento Bikeway Master Plan - The Southeast Sacramento Bicycle and Pedestrian Access Study was completed in late 2008 and recommended several new improvements for southeast Sacramento which are not included in the Sacramento Bikeway Master Plan. The City/County Bicycle Advisory Committee unanimously recommended approval of a Master Plan amendment to increase the number of potential feasible projects for future consideration. Department of Transportation staff will request approval of a Master Plan amendment in a separate Council report.

Army Depot Transportation Infrastructure Projects Army Depot Redevelopment Project Area

SHRA



4 Fruitridge Road Streetscape Phase II Project

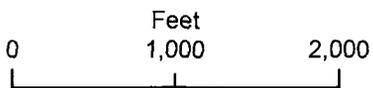
1 Southeast Sacramento Community Way Finding Project

3 Ring Drive Street Lighting Project

2 Sim Center Signal Crossings: Pedestrian Flasher & Signage

2 Sim Center Signal Crossings: Traffic Signal

- Army Depot Redevelopment Area
- Park
- School



SHRA GIS
January 25, 2010

RESOLUTION NO. 2010 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

ARMY DEPOT REDEVELOPMENT AREA TRANSPORTATION PROJECTS; RELATED BUDGET AMENDMENTS; AUTHORIZATION TO EXECUTE INDIVIDUAL PROJECT AGREEMENTS; RELATED FINDINGS

BACKGROUND

- A. The Army Depot Redevelopment Plan calls for the elimination and prevention of the spread of blight and deterioration, and the installation of new or replacement of existing public improvements, facilities and utilities in areas which are currently inadequately served.
- B. The Public Improvements and Community Facilities Projects components of the Army Depot Redevelopment Plan call for the installation of street and circulation improvements to alleviate congestion, improve public safety, remove costly impediments to development that would eliminate blight, and upgrade infrastructure to contemporary standards to stimulate private development.
- C. The public infrastructure goals for the Army Depot Redevelopment Plan (2009 – 2014) were adopted by the Redevelopment Agency.
- D. The Army Depot Redevelopment Advisory Committee recommended allocation of \$50,000 to construct community way finding signage in southeast Sacramento, \$350,000 to construct signal crossings for increased pedestrian and bicycle safety to the newly renovated George Sim Community Center, \$361,000 to complete the Fruitridge Road Streetscape Project Phase II and \$10,000 to construct street lighting on Ring Drive.
- E. The proposed action to authorize funding in this report 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. The National Environmental Policy Act (NEPA) does not apply.

Army Depot Redevelopment Project Area Transportation Improvements

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE REDEVELOPMENT AGENCY RESOLVES AS FOLLOWS:

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action as stated above, are approved.
- Section 2. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:
- (a) The Army Depot Redevelopment Area Transportation Projects will benefit the Redevelopment Project Area and eliminate blighting conditions by improving inadequate infrastructure and transportation facilities, improving pedestrian sidewalks, bicycle paths and community way finding signage, thereby improving access and safety for residents and business owners.
 - (b) No other reasonable means of financing the Projects are available to the community.
 - (c) The payment of the cost for the Army Depot Redevelopment Area Transportation Projects is consistent with the Army Depot Five-Year Implementation Plan (2009-2014) and will assist in eliminating blighting conditions in order to create a transportation system which better links the City and encourages private investment, and improving blighting and unsafe conditions for pedestrians, bicyclists and traffic congestion to improve the quality of life for existing and future residents, businesses and property owners.
- Section 3. The Executive Director, or her designee, is authorized to amend the 2010 Sacramento Housing and Redevelopment Agency budget by transferring \$662,000 of Army Depot Tax Increment Development Assistance funds and defunding the Army Depot Bicycle Facilities Study funds by \$109,000 and reallocating the funds to the following projects: \$50,000 to the Southeast Sacramento Community Way Finding Project, \$350,000 to the Southeast Sacramento Sim Center Signal Crossings Project, \$10,000 to the Ring Drive Street Lighting Project and \$361,000 to the Fruitridge Road Streetscape Improvements Project Phase II.
- Section 4. The Executive Director, or her designee, is authorized to execute Individual Project Agreements with the City of Sacramento in the amounts of \$50,000 for the Southeast Sacramento Community Way Finding Project, \$350,000 for the Southeast Sacramento Sim Center Signal Crossings Project, \$10,000 for Ring Drive Street Lighting Project and amend the Fruitridge Road Streetscape Improvements Project Phase (TI5036300) to increase the amount by \$361,000.