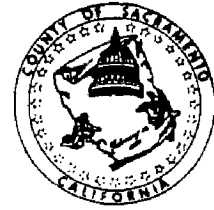




**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



3

February 27, 1990

Budget & Finance Committee  
Transportation/Community  
Development Committee  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Oak Park Public Parking Project, Phase I: 35th Street  
and 4th Avenue

SUMMARY

The attached report is submitted to you for review and recommendation prior to consideration by the Redevelopment Agency of the City of Sacramento.

RECOMMENDATION

The staff recommends approval of the attached resolution approving the proposed parking project.

Respectfully submitted,

ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COMMITTEE:

.....  
\_\_\_\_\_  
SOLON WISHAM, JR.  
Assistant City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



March 6, 1990

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California

Honorable Members In Session:

SUBJECT: Oak Park Public Parking Project, Phase I: 35th Street  
and Fourth Avenue

## SUMMARY

This report recommends: 1) funding Phase I\* of the Oak Park Public Parking Project located at 35th Street and Fourth Avenue in the amount of \$62,400 and, 2) authorizes the Executive Director to request bids and execute a contract to complete the parking lot project.

## BACKGROUND

On December 7, 1987 the Agency adopted guidelines for the Broadway and Stockton Boulevard commercial areas based on portions of the Oak Park Business Association (OPBA) and the Stockton Boulevard Merchants and Property Owners Association (SBMPOA) Revitalization Plans. As a part of these guidelines staff was directed to review alternative parking strategies for the Broadway commercial corridor. Also among the recommendations of the OPBA was the completion of a feasibility study of the rehabilitation of the Old Guild Theatre building at 35th Street into retail/office space and a community theatre. The OPBA further stated that even if the Old Guild Theatre rehabilitation proved infeasible, the adjacent vacant lot at 35th Street and 4th Avenue should be acquired for use as a parking lot.

A feasibility study has not been completed for the Old Guild Theatre property although it is commonly accepted by elected officials and the community to be a key development in the revitalization of Oak Park. At the present time, therefore, staff recommends that regardless of the future status of the Old Guild Theatre, additional parking opportunities are essential to enable the development of commercial properties along the Broadway commercial strip including the Old Guild Theatre.

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\* Potential additional phases would include two parking lots and would be recommended once the Oak Park Revitalization Strategy is amended.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
City of Sacramento  
March 6, 1990  
Page 2

In 1986 the Agency was awarded possession of the subject site which included the PJW Liquor Store located on the northwest corner of 35th Street and 4th Avenue. The building was demolished, and the site has been vacant ever since.

Although the Agency does its best to maintain this undeveloped site, from time to time the lot becomes a dumping ground for rubbish and abandoned vehicles. In order to counter this blighting influence, staff proposes to develop the site as a landscaped and fenced public parking lot. Although we cannot control illegal dumping and vehicle abandonment, staff contends that upgrading the site will enhance community pride and reduce the frequency of these events.

Additionally, the consensus of the Oak Park business community is that adequate parking is necessary to attract more customers to the Broadway commercial strip. The Broadway commercial area adjacent to the lot at the 35th Street and 4th Avenue site is one of Oak Park's more prominent commercial areas. The conversion of a vacant lot to an attractive landscaped parking area would be a definite benefit to the local business community.

Funding for the parking lot will come from the 1989 Tax Allocation Bond Fund, which has a balance of approximately \$240,697 dedicated to parking facilities (Attachment I). The parking lot will conform to all city parking codes and will include planters and landscaping.

The following is a cost estimate for the project:

Construction	\$37,000	No. of stalls: 35
Lighting	5,000	Total sq. ft.: 12,000
Design & Engineering	8,000	
Contingency	10,000	
Maintenance	<u>2,400</u>	
Total Project Cost	\$62,400	

Maintenance of the parking area is projected to cost about \$100 per month and will be funded for two years. At the end of two years (or earlier, if possible) the completed parking lot is scheduled to be included in the anticipated negotiation of a redevelopment project at 35th Street and Broadway.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
City of Sacramento  
March 6, 1990  
Page 3

## FINANCIAL DATA

Oak Park 1989 Tax Allocation Bond funds in the amount of \$62,400 will be used to fund the Oak Park Public Parking Project, Phase I. Of this amount, \$2,400 is reserved for maintenance costs for two years. There will be no parking revenues generated from this project.

## ENVIRONMENTAL REVIEW

CEQA: Exempt per Section 15303(d/e), Class 3. The project consists of construction and location of limited new small facilities and is therefore exempt from the provision of the California Environmental Quality Act.

NEPA: Not applicable - no federal funds involved.

## MBE/WBE

Per Agency MBE/WBE program policy regarding locally-funded projects, MBE/WBE utilization of the subject funds will be tracked and reported.

## POLICY IMPLICATIONS

The action recommended in this staff report is consistent with Agency policy.

## VOTE AND RECOMMENDATION OF OAK PARK PROJECT AREA COMMITTEE

At its general meeting of September 6, 1989 the PAC considered the recommendations in this report. The PAC voted unanimously to accept the recommendation.

## VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of February 26, 1990, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

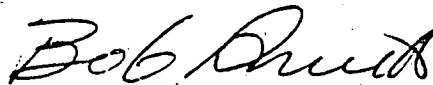
# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the  
City of Sacramento  
March 6, 1990  
Page 4

## RECOMMENDATION

Staff recommends: 1) funding Phase I of the Oak Park Public Parking Project, in the amount of \$62,400, and 2) authorizes the Executive Director to advertise for bids and execute a contract to complete the project.

Respectfully submitted,



ROBERT E. SMITH  
Executive Director

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Anne Moore  
(440-1315)

0444Q

# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF \_\_\_\_\_

OAK PARK PUBLIC PARKING PROJECT, PHASE I:  
TAX INCREMENT FUND FOUNDATION  
AND AUTHORIZATION TO SEEK BID

BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: Oak Park tax increment funds in the amount of \$62,400 are allocated for the Oak Park Public Parking Project, Phase I

Section 2: The Executive Director is authorized to solicit bids for construction and for maintenance of Phase I of the Oak Park Public Parking Project.

Section 3: The Executive Director is authorized to accept or reject bids and to execute a contracts or contracts for construction and for maintenance of the Oak Park Public Parking Project Phase I with the lowest responsible and responsive bidders. Construction costs are not to exceed \$60,400. Maintenance cost are not to exceed \$2,400 for two years.

\_\_\_\_\_  
CHAIR

ATTEST:

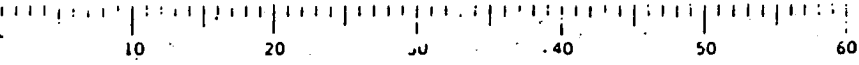
\_\_\_\_\_  
SECRETARY

1100WPP2(574)

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_



POR. OAK PARK & SOUTH SACRAMENTO

Tax Area Code

10-37

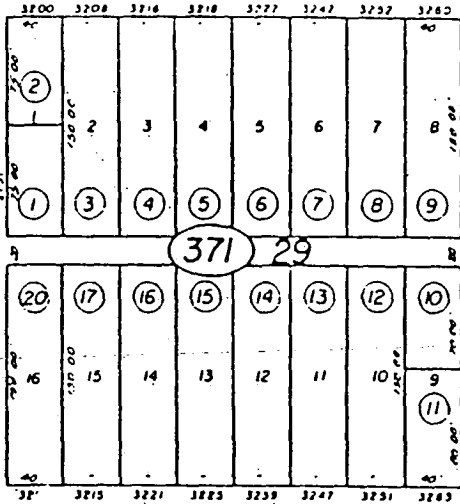
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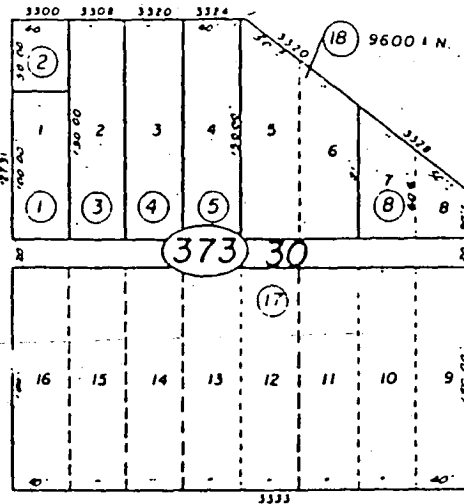
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AVE.

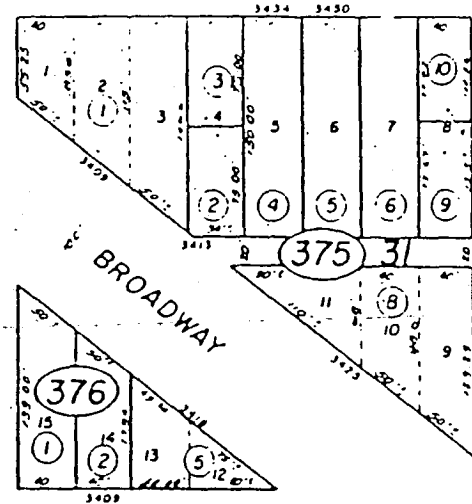
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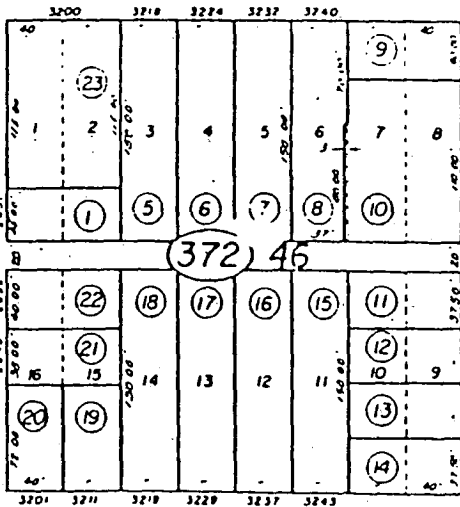


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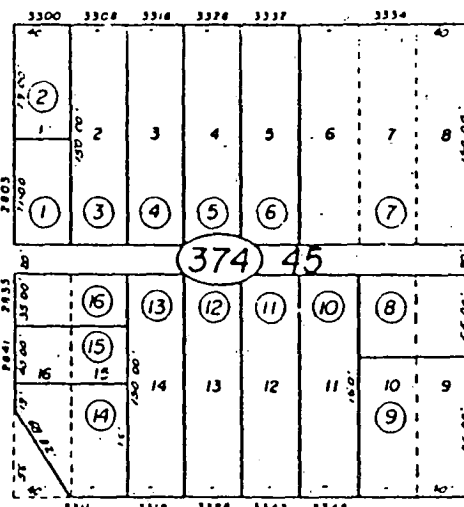
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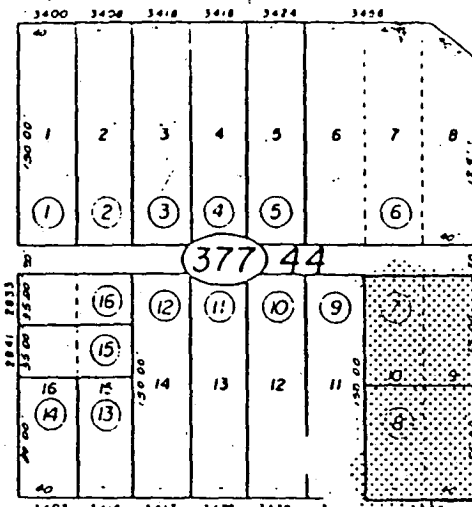
ST. & 32nd



ST. & 33rd



ST. & 34th



ST. & 35th

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## Attachment I

## OAK PARK

<u>Activity</u>	<u>Bond Funding Immediately Available</u>	<u>Escrowed</u>	<u>Total</u>
Developer Assistance Program	\$ 632,900	\$ 222,415	\$ 855,315

The Developer Assistance Program provides financial assistance in assembling parcels, land writedowns, leveraging loans and construction of on-site and off-site improvements in order to encourage private development in Oak Park. Program funds will be used for acquisition/relocation and for low interest loans where gap financing is needed. Funds will be spent within three years.

Commercial Loans and Grants	\$ 443,600	\$ -	\$ 443,600
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The Commercial Loans and Grants Program provides commercial loans and facade rebates to the Oak Park commercial strip. The goal of the program is to stimulate private investment, increase the tax base, support public investment in public improvements and increase employment opportunities in the area. The Commercial Loans and Grant Program is a continuing program.

Commercial Strip Parking Program	\$ 240,697	\$ -	\$ 240,697
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The Commercial Strip Program will provide funds for acquisition of land, construction of adequate public parking to provide adequate off street parking that is: 1) convenient; 2) will encourage public utilization of existing Oak Park businesses, and 3) will attract new businesses to Oak Park.

Housing Development	\$ 523,922	\$ 500,000	\$1,023,922
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The Housing Development Program will provide for land acquisition, new housing construction, and housing rehabilitation to expand the affordable housing stock for low and moderate income households. Funds will be provided to first-time homebuyers in the form of a deferred forgivable loan. Some funds may be used to pay for infrastructure improvements related to the housing development.



## OAK PARK

<u>Activity</u>	<u>Bond Funding Immediately Available</u>	<u>Escrowed</u>	<u>Total</u>
Broadway Beautification Project	\$ 159,650	-	\$ 159,650
<p>The Broadway Beautification Project provides for landscaping on public right of way and private property and the construction of an entrance structure to the Oak Park community. The goal of the program is to enhance the image of Oak Park and encourage private investment by eliminating the blighted conditions along a major traffic corridor.</p>			
McClatchy Park Renaissance Project	\$ 288,350	-	\$ 288,350
<p>The McClatchy Park Renaissance Project will provide for the construction of an outdoor amphitheatre for ongoing events such as the Oak Park Summer Concert Series, the Sacramento Jazz Festival, the Sacramento Blues Festival and for use by a variety of community and university theatre groups. Funds will also be available for the construction of recreational areas and restrooms. These activities will enhance the park's natural character and provide a quality recreational and passive environment for the community.</p>			
<b>Approximate Total Bond Funds</b>	<b>\$2,289,119</b>	<b>\$ 722,415</b>	<b>\$3,011,534</b>