



**REPORT TO THE CITY COUNCIL
AND REDEVELOPMENT AGENCY
of the City of Sacramento**

**915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org**

**Consent
February 26, 2008**

**Honorable Mayor and Members of the City Council
Honorable Chair and Members of the Board**

Title: River District Specific Plan Funding

Location/Council District: River District - Council District 1

Recommendation:

- 1) For the Redevelopment Agency: Adopt a **Redevelopment Agency Resolution** to: (a) amend the Richards Boulevard Redevelopment Project budget in the amount of \$200,000 to pay for consultant contracts for the River District Specific Plan project, and (b) authorize the Executive Director to increase the Richards Boulevard Individual Project Agreement (IPA) in the amount of \$200,000.

- 2) For the City Council: Adopt a **Resolution** to: (a) authorize the City Manager to increase the Richards Boulevard Individual Project Agreement in the amount of \$200,000, and (b) authorize the City to increase the revenue and expense budget of the Richards Boulevard Capitol Improvement Project #B18216500 by \$200,000 for the River District Specific Plan.

Contact: Rachel Hazlewood, Senior Project Manager, 808-8645; Nicole York-Johnson, Administrative Officer, 808-8646

Presenter: Rachel Hazlewood, Senior Project Manager

Department: Economic Development

Division: Downtown Development Group

Org. Number: 4451

Description/Analysis

Issue: Agency staff is seeking approval and authority to amend the budget for Richards Boulevard Redevelopment 2006 Tax Exempt Capital Projects Fund 420 to increase the IPA by \$200,000 to transfer funds to the City to pay for

consultant contracts for the development of the River District Specific Plan.

The Richards Boulevard Area Plan (RBAP) was adopted 13 years ago and made assumptions regarding the location of the Intermodal and street circulation, among others, that have since changed. The recent approval of the Railyards and Township 9 projects necessitates the update to the plan to address these outdated assumptions. In Resolution 2007-915, the City Council directed staff to proceed with an update to the RBAP. Creating a new Specific Plan and related documents for the River District will analyze the circulation plan, improve coordination with the Railyards Specific Plan, update the financing plan and develop a nexus study for costs to be shared among the Railyards, Downtown and River Districts.

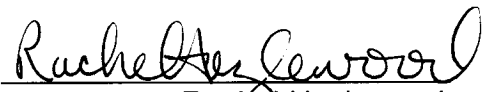
Policy Considerations: The recommended actions are consistent with the Richards Boulevard Redevelopment Plan objective of replanning areas which are stagnant or improperly utilized. It is also consistent with the General Plan. Updating the RBAP will incorporate current approved projects such as the Railyards and Township 9 into the proposed River District Specific Plan.

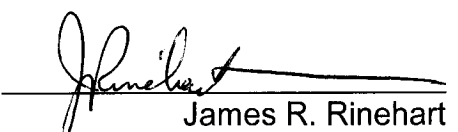
Environmental Considerations: The proposed actions are exempt under CEQA Guidelines section 15262 as a planning activity for possible future action. Environmental review will be performed in conjunction with the development of the plans which are part of this effort.

Rationale for Recommendation: Developing a River District Specific Plan will incorporate current development projects, improve the traffic circulation plan and update the financing plan. The updated plan will remove obstacles to redevelopment and stimulate the removal of blight. City Council directed staff to proceed with the update in Resolution 2007-915.


Financial Considerations: The funds are available in the 2006 Tax Exempt Capital Projects Fund 420. These funds are tax exempt bond proceeds generated by tax increment revenues from the Richards Boulevard Redevelopment Project Area.

ESBD Considerations: When available and appropriate, Emerging Small Business Development consultants will be used for consultants.

Respectfully Submitted by: 
Rachel Hazlewood
Sr. Project Manager

Approved by: 
James R. Rinehart
Economic Development Manager

Recommendation Approved:



Ray Kerridge
City Manager

Table of Contents:

| | | | |
|--------------------|-------------------|----|---|
| | Report | Pg | 1 |
| Attachments | | | |
| 1 | Background | Pg | 4 |
| 2 | Agency Resolution | Pg | 5 |
| 3 | City Resolution | Pg | 6 |

Background

The Richards Boulevard Redevelopment Project Area was established in 1990 to eliminate blighting conditions existing in the area. In furtherance of revitalization efforts that same year, the 1,050 acre River District was established as the Richards Planning Area. In 1994, after an extensive community outreach and planning effort, the City adopted the Richards Boulevard Area Plan (the "RBAP"), a community plan establishing land uses and development standards to guide decisions on development and growth in the River District.

It has been 14 years since the RBAP was adopted and the recent approval of the Township 9, Continental Plaza and Railyards projects has demonstrated the pressing need to update the community plan for the River District. On December 11, 2007, the City Council adopted Resolution 2007-915 directing staff to proceed with an update to the RBAP and complete the update within 18 months.

Staff has determined that a specific plan with zoning, a financing plan, a nexus study for the financing plan and a program level environmental impact report (collectively referred to as the "River District Specific Plan") are necessary to update the RBAP. Ordinarily, a budget request for this type of project would be submitted to City Council in the regular budget cycle, however, due to the timing constraint staff is proceeding with the budget request mid-year.

Staff estimates the total budget for the Specific Plan will be between \$600,000 and \$800,000. This budget request would allocate \$200,000 from the Richards Boulevard Redevelopment Project Area to pay for consultant services to jump-start the effort. The balance of the funds will come from a combination of impact fees and a developer-paid agreement. Staff is currently developing the agreements to fund the balance of the fees.

RESOLUTION NO. 2008-_____

Adopted by the Redevelopment Agency
of the City of Sacramento

APPROVE FUNDING FOR THE RIVER DISTRICT SPECIFIC PLAN PROJECT

BACKGROUND

- A. The Richards Boulevard Redevelopment Area was created in 1990 to eliminate blight in the River District. One of the objectives of the Redevelopment Plan is to replan areas that are stagnant or improperly utilized.
- B. The Richards Boulevard Area Plan (RBAP), adopted in 1993 as a community plan for the River District, did not result in stimulating widespread redevelopment of the River District and now contains many outdated assumptions.
- C. In Resolution 2007-915, the City Council directed staff to proceed with an update to the RBAP.

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

- Section 1. All evidence presented having been duly considered, the findings, including environmental findings regarding this action, as stated in the staff report that accompanies this resolution, are approved.
- Section 2. The Richards Boulevard Redevelopment Project budget is amended to allocate \$200,000 to pay for consultant services for the River District Specific Plan and related documents, which will update the RBAP.
- Section 3. The Executive Director is authorized to increase the Richards Boulevard Individual Project Agreement with the City to fund consultant services in the amount of \$200,000 for the development of the River District Specific Plan.

RESOLUTION NO. 2008-_____

Adopted by the Sacramento City Council

APPROVE FUNDING FOR THE RIVER DISTRICT SPECIFIC PLAN PROJECT

BACKGROUND

- A. The Richards Boulevard Area Plan (RBAP), adopted in 1993 as a community plan for the River District, contains many outdated assumptions and needs to be updated to result in a vibrant urban corridor linking the River District with Downtown and the Railyards.
- B. In Resolution 2007-915, the City Council directed staff to proceed with an update to the RBAP.

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

- Section 1. The City Manager is authorized to increase the Individual Project Agreement with the Redevelopment Agency to fund consultant services for the River District Specific Plan in the amount of \$200,000.
- Section 2. Staff is authorized to increase the revenue and expense budget of the Richards Boulevard Capitol Improvement Project (CIP #B18216500) in the amount of \$200,000 for the creation of a River District Specific Plan and related documents.