



**REPORT TO REDEVELOPMENT AGENCY**  
**City of Sacramento**  
**915 I Street, Sacramento, CA 95814-2671**  
**[www.CityofSacramento.org](http://www.CityofSacramento.org)**

**Consent**  
**November 9, 2010**

**Honorable Chair and Members of the Redevelopment Agency**

**Title: Third Avenue and Broadway Improvement Project**

**Location/Council District:** Oak Park Redevelopment Project Area, District 5

**Recommendation:** 1) Adopt a **Redevelopment Agency Resolution** a) amending the 2010 Sacramento Housing and Redevelopment Agency budget by appropriating \$55,000 of Oak Park Tax Exempt Bond Developers Assistance funds to the 3<sup>rd</sup> Avenue and Broadway Improvement Project; b) authorizing the Executive Director or her designee to execute an Individual Project Agreement with the City of Sacramento in the amount of \$55,000; and c) making related findings.

**Contact:** Chris Pahule, Assistant Director, 440-1350

**Presenters:** None

**Department:** Sacramento Housing and Redevelopment Agency

**Description/Analysis**

**Issue:** In 1995, the Sacramento Housing and Redevelopment Agency (Agency) supported the US Bank locating to the middle of the Oak Park Historic District by funding the conversion of 3rd Avenue to a one-way street, along with associated sidewalk, landscaping, diagonal parking, and street lighting upgrades. As a result, there is 3,200 square feet of City right-of-way adjacent to a historic mixed-use building at the corner of 3<sup>rd</sup> Avenue and Broadway. The public right-of-way

### 3<sup>rd</sup> Avenue and Broadway Improvement Project

is an irregularly shaped passive and underutilized space. Old Soul Coffee, a new tenant in the adjacent building, proposed modifications to provide outdoor seating on a portion of the public right-of-way area; therefore, an opportunity exists to plan the outdoor space comprehensively. Design of a public plaza is recommended to improve the viability of area businesses and enhance the sense of place for the Oak Park Historic District by providing a signature public gathering space in the heart of the district. The City's Department of Transportation (DOT) will oversee the community design workshop and design process for the plaza.

**Policy Considerations:** The actions contained in this report further the goals of the Oak Park Redevelopment Plan and the adopted Five-Year Implementation Plan (2009-2014) which includes the strategies of Oak Park Historic District Place Making Initiative and Corridor Development and Enhancement. The 3<sup>rd</sup> Avenue and Broadway Improvement Project (Project) is also consistent with the Broadway/Stockton Urban Design Plan.

#### **Environmental Considerations:**

**California Environmental Quality Act (CEQA):** The proposed action would designate funding for design and engineering, which will assist with determining project feasibility and planning, and is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15262 as a planning activity for the purpose of defining the project. Environmental review of the proposed project will be conducted once the scope of development has been defined.

**Sustainability Considerations:** This project has 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: the project supports goal number five—Public Health and Nutrition, specifically target number five which calls for the redevelopment or rehabilitation of areas within the City or aged city facilities based on old, wasteful and/or dysfunctional designs to achieve better results for people and the environment.

**Other:** There is no federal funding associated with this action; therefore, the National Environmental Policy Act (NEPA) does not apply.

3<sup>rd</sup> Avenue and Broadway Improvement Project

**Committee/Commission Action:** *Oak Park Redevelopment Advisory Committee (RAC):* At the meeting on September 8<sup>th</sup>, 2011, the RAC unanimously adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Barnes, K. Johnson, T. Johnson, Lee, Mason, Rentz, Shrewsbury

NOES: None

ABSENT: Hollins, Kivel, Lambertson, Meng

**Committee/Commission Action:** At its meeting on October 20<sup>th</sup>, 2010, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Fowler, Gore, Morgan, Morton, Rosa, Stivers

NOES: None

ABSENT: Johnson, Otto, Shah

**Rationale for Recommendation:** The 3<sup>rd</sup> Avenue and Broadway intersection is located at the center of Oak Park's historic commercial district and directly across from an Agency-owned .78 acre development opportunity site. Since 2000, public and private investments have included pedestrian level streetlights, streetscape beautification improvements, façade improvements, street sign toppers, and high-quality residential and mixed-use projects. In 2007, the Oak Park Historic District was placed on the Sacramento Register of Historic and Cultural Resources. The proposed Project helps to implement the Agency's Oak Park Historic District Place Making Initiative by designing a vibrant and active focal point for the Historic District and surrounding community. The Project will eliminate blighting conditions by designing a plaza that will improve inadequate public infrastructure and transform a small, irregularly shaped parcel into a public gathering place in the Oak Park Historic District that will increase the economic viability of area businesses. Once the design of the plaza has been determined, DOT will conduct the environmental review and the Agency will seek governing board approval to fund the construction of the plaza.

3<sup>rd</sup> Avenue and Broadway Improvement Project

**Financial Considerations:** This report recommends appropriating \$55,000 of Oak Park 2005 Tax Exempt Bond Developers Assistance Funds to the 3<sup>rd</sup> Avenue and Broadway Improvement Project. There are currently insufficient City of Sacramento funds to complete this project.

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

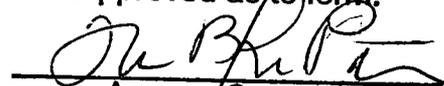
Respectfully Submitted by:

  
LA SHELLE DOZIER  
Executive Director

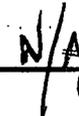
Recommendation Approved:

  
GUS VINA  
Interim City Manager

Approved as to form:

  
Agency Counsel

APPROVED AS TO FORM:

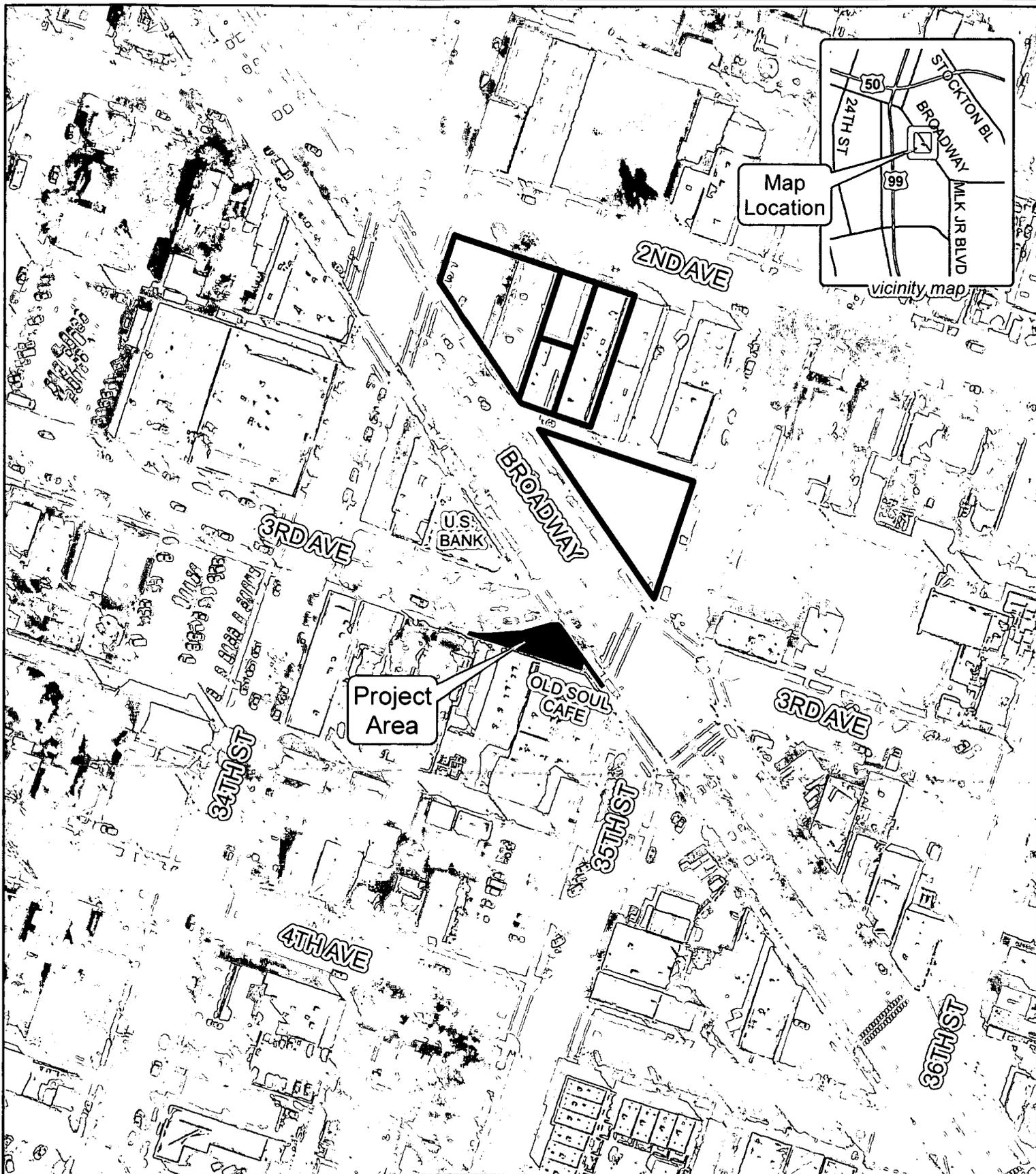
  
CITY ATTORNEY

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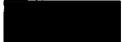
# 3rd Avenue and Broadway Improvement Project

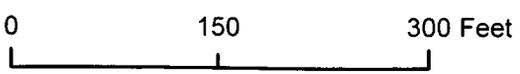


Map Location

vicinity map

Project Area

-  Project Area
-  SHRA Owned Parcel



SHRA GIS  
October 4, 2010

## **RESOLUTION NO. 2010 -**

**Adopted by the Redevelopment Agency of the City of Sacramento**

on date of

### **APPROVING THE 3<sup>RD</sup> AVENUE AND BROADWAY IMPROVEMENT PROJECT; RELATED BUDGET AMENDMENT; AUTHORIZATION TO EXECUTE AN INDIVIDUAL PROJECT AGREEMENT; RELATED FINDINGS**

#### **BACKGROUND**

- A. In 1995, the Sacramento Housing and Redevelopment Agency (Agency) supported the US Bank locating to the middle of the Oak Park Historic District by funding the conversion of 3rd Avenue to a one-way street, along with associated sidewalk, landscaping, diagonal parking, and street lighting upgrades. As a result, there are 3,200 square feet of City right-of-way adjacent to a historic mixed-use building at the corner of 3<sup>rd</sup> Avenue and Broadway.
- B. The 3<sup>rd</sup> Avenue and Broadway Improvement Project (Project) will eliminate blighting conditions by designing a plaza that will improve inadequate public infrastructure and transform a small, irregularly shaped parcel into a public gathering place in the Oak Park Historic District that will increase the economic viability of area businesses.
- C. The Project furthers the goals of the Oak Park Redevelopment Plan and the adopted Five-Year Implementation Plan (2009-2014) which includes the strategies of Oak Park Historic District Place Making Initiative and Corridor Development and Enhancement:
- D. The proposed action would designate funding for design and engineering, which will assist with determining project feasibility and planning, and is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15262 as a planning activity for the purpose of defining the project. Environmental review of the proposed project will be conducted once the scope of development has been defined.

#### **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 the environmental findings regarding this action as stated above, are approved.

3<sup>rd</sup> Avenue and Broadway Improvement Project

Section 2. In accordance with California Redevelopment Law Section 33445, the Agency further finds and determines that:

- a) The 3<sup>rd</sup> Avenue and Broadway Improvement Project will benefit the Redevelopment Project Area by eliminating blighting conditions by designing a plaza that will improve inadequate public infrastructure and transform a small, irregularly shaped parcel into an active focal point of the Oak Park Historic District that will increase the economic viability of area businesses.
- b) No other reasonable means of financing the Project is available to the community.
- c) The payment of the cost for the Project is consistent with the Oak Park Five-Year Implementation Plan (2009-2014) and will assist in eliminating blighting conditions by designing a plaza that will improve inadequate public infrastructure and transform a small, irregularly shaped parcel into an active focal point of the Oak Park Historic District that will increase the economic viability of area businesses.

Section 3. The Executive Director, or her designee, is authorized to amend the 2010 Sacramento Housing and Redevelopment Agency budget by appropriating \$55,000 of Oak Park 2005 Tax Exempt Bond funds to the 3<sup>rd</sup> Avenue and Broadway Improvement Project.

Section 4. The Executive Director, or her designee, is authorized to execute an Individual Project Agreement with the City of Sacramento to implement the 3<sup>rd</sup> Avenue and Broadway Improvement Project.