



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY**
915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org

Consent
July 15, 2008

**Honorable Mayor and Members of the City Council
Chair and Members of the Redevelopment Agency**

Title: Dixieanne Avenue “Green Street” Project

Location/Council District: Dixieanne Avenue, District 2

Recommendation: Adopt 1) a **City Council Resolution** making findings to allow the Redevelopment Agency to fund public facilities; and 2) a **Redevelopment Agency Resolution** a) approving an allocation of \$800,000 to construct an integrated storm water drainage infrastructure improvement project on Dixieanne Avenue in North Sacramento and b) authorizing the Interim Executive Director to make the related budget amendment.

Contact: Lisa Bates, Deputy Executive Director, 440-1316, Chris Pahule, Assistant Director, 440-1350

Presenters: Not applicable.

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The Dixieanne Avenue “Green Street” Project (Project) encompasses six blocks of Dixieanne Avenue from Erickson Street to the Sacramento Regional Transit’s Swanston Light Rail Station (Attachment 2) and is in critical need of basic infrastructure improvements.

The existing sidewalk on Dixieanne Avenue is incomplete—some sections have no sidewalks at all. In addition, there is encroachment of fences fronting private parcels along segments of the 60-foot-wide City right-of-way. Many parcels do not have complete frontage improvements. In addition to a sustainable drainage system, the completed Project will also result in new contiguous sidewalks throughout the Project site.

Dixie Avenue "Green Street" Project

The proposed pilot Project will result in the first of its kind "Green Street" in the City of Sacramento. Using a sustainable approach to stormwater management, the City of Sacramento will construct a bifurcated sidewalk that is separated from the street by a stormwater planter and swale system. This concept has been used in several Pacific Northwest cities, most notably Portland and Seattle, as a sustainable drainage design concept for public streets (Attachment 3). The "Green Street" concept provides an aesthetic enhancement, an improved pedestrian facility, and an environmental benefit as stormwater filters through the planter, thereby delivering fewer pollutants into the main storm drain system. The proposed improvements will include:

- new integrated storm water drainage planters and landscaped swales;
- new sidewalks where none currently exist;
- relocation of encroaching fences;
- removal of illegal parking;
- slurry seal and re-striping of the travel way;
- allocation of open space near the Light Rail station for a future Plaza;
- accessibility improvements;
- a new traffic circle at Lexington; and
- an enhanced entrance to the light rail station.

Policy Considerations: The proposed Project is consistent with the planning goals and objectives of the North Sacramento Five-Year Implementation to eliminate blight and barriers to redevelopment. In addition, the proposed Dixie Avenue "Green Street" Project is an improvement that directly reflects the goals and policies of the forthcoming Swanston Station Transit Village Specific Plan, the City's General Plan Update and its Sustainability Master Plan by providing protection of and improvement to local sources of water.

Environmental Considerations: The proposed project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Cal Code of Regulations Sections 15301(c) as the operation, repair, or minor alteration of existing highways and streets and Section 15303(d) as new construction small facilities or accessory structures and related water main, sewage, electrical, gas, and other utility extensions including street improvements, of reasonable length to serve such construction. It has been previously determined that the Project is categorically excluded from environmental review under the National Environmental Protection Act (NEPA) as rehabilitation of an existing public street for the same use with no expansion (24 Code of Federal Regulations Section 58.35(a)(1)).

Dixieanne Avenue "Green Street" Project

Committee/Commission Action: **Committee/Commission Action:** At its meeting of January 17, 2008, the North Sacramento Redevelopment Advisory Committee (RAC) considered the staff recommendation for this item. The votes were as follows:

AYES: Adams, Clark, Curry, Harlan, Hubbs, Lukehart, Mulligan and Scott

NOES: None.

ABSENT: Charland, Armstrong and Veden

Sacramento Housing and Redevelopment Commission: At its meeting of June 25, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Dean, Fowler, Gore, Mohr, Morgan, Otto, Shah, Stivers

NOES: None

ABSENT: Chan, Coriano

Rationale for Recommendation: Dixieanne Avenue is the gateway to the Dixieanne Neighborhood and the Swanston Light Rail Station. The lack of sidewalks and drainage on this neighborhood corridor acts as a barrier to its further development and improvement. As described in the forthcoming Swanston Station Transit Village Specific Plan, Dixieanne Avenue is the "Residential Main Street" of this neighborhood and this project will help lay the foundation for its continued revitalization, as well as result in an improvement that directly reflects the City's sustainability policies as reflected in the General Plan Update and Sustainability Master Plan.

Financial Considerations: Staff recommends a budget amendment to appropriate \$800,000 of North Sacramento Redevelopment Area Credit Agreement funds to partially fund the construction of the Dixieanne "Green" Street Project.

The Project's total budget is estimated to be \$2,028,000 of which \$1,000,000 will be derived from City bond funds, \$228,000 from the Community Development Block Grant (CDBG) Program, and staff proposes that the remainder of the funds required to complete the Project (\$800,000) be derived from North Sacramento Redevelopment Area Credit Agreement funds.

July 15, 2008

Dixieanne Avenue "Green Street" 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
Interim Executive Director

Recommendation Approved:


RAY KERRIDGE
City Manager

Table of Contents

	Report	pg. 1
Attachments		
1	Background	pg. 5
2	Map	pg. 6
3	Sample "Green Street" Photos	pg. 7
4	City Council Resolution	pg. 8
5	Redevelopment Agency Resolution	pg. 10

Background

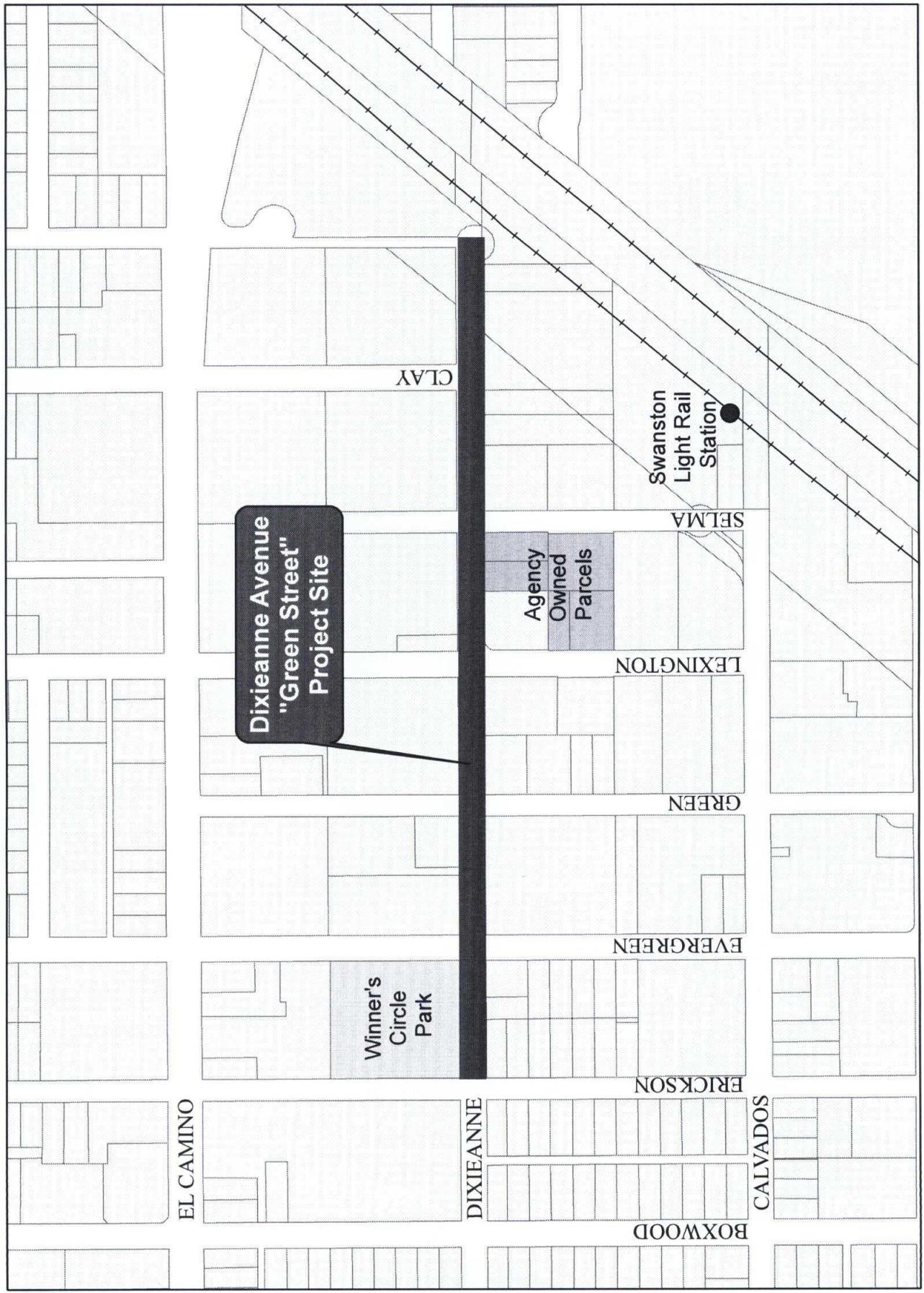
Dixieanne Avenue “Green Street” Project

As an outcome of the North Sacramento Five Year Implementation Plan’s redevelopment strategy to make the most of North Sacramento’s transit stations, the City of Sacramento began work on the Swanston Station Transit Village Specific Plan (Plan) in the winter of 2005. The Plan, now in its final stages of completion, is a long range planning document that identifies key goals and strategies for the half-mile radius around the Swanston Light Rail Station including Dixieanne Avenue—the Dixieanne Neighborhood’s “residential main street” and gateway to the Swanston Light Rail Station. These strategies resulted in a number of proposed land use, zoning, and infrastructure changes. In particular, the Plan proposes storm water improvements that emphasize conservation and sustainability. It recommends that stormwater run-off from new developments be managed to provide alternatives for treatment and run-off reduction.

The Plan also includes Design Guidelines for the entire Swanston Light Rail Station area that comprises streetscape designs for each of the major streets including Dixieanne Avenue. Specifically, the Guidelines distinguish Dixieanne Avenue as the City’s first potential “green street” that would attenuate and filter surface runoff with permeable paving and stormwater drainage planters. The improved street would also provide on-street parking, special paving and traffic-calming measures to support Dixieanne Avenue as a safe and enjoyable main street for surrounding residents.

The proposed Dixieanne Avenue “Green Street” Project is consistent with and a direct result of the Swanston Station Transit Village Specific Plan which will be coming before the City Council for Plan adoption in December of 2008.

Dixianne Avenue "Green Street" Project North Sacramento Redevelopment Area



Public Realm Design Concepts

Streetscapes: Dixieanne



RESOLUTION NO. 2008 - _____

Adopted by the Sacramento City Council

on date of

APPROVAL OF THE DIXIEANNE AVENUE “GREEN STREET” PROJECT; RELATED BUDGET AMENDMENT; AND RELATED FINDINGS

BACKGROUND

- A. In 2005, the Redevelopment Agency of the City of Sacramento (Agency) adopted the North Sacramento Redevelopment Area’s Five Year Implementation Plan and included Eliminate Barriers to Redevelopment as one of its Plan Goals.
- B. In the winter of 2005, the Sacramento City Council entered a contract with Moore Iacofano Goltsman, Inc., to develop the Swanston Station Transit Village Specific Plan, a long range planning document that focuses on land use, zoning and infrastructure improvements within the half-mile radius of the Swanston Light Rail Station including Dixieanne Avenue.
- C. The Swanston Station Transit Village Specific Plan will come before the City Council in July 2008 for adoption and approval.
- D. This Project and the aforementioned Plans are consistent with the North Sacramento Redevelopment Plan, which was adopted with the goal of conserving, rehabilitating and redeveloping the area in accordance with the General Plan; eliminating and preventing the spread of blight and deterioration; and providing new and improve existing public improvements and facilities.
- E. There is no other reasonable source of funds available to the community for financing this Project.
- F. The Project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (California Code of Regulations Sections 15301(c) and 15303(d)) as the minor alteration of existing highways and streets and as new construction small facilities or accessory structures and related water main, sewage, electrical, gas and other utility extensions including street improvements, of reasonable length to serve such construction. It has been previously determined that the Project is categorically exclude from environmental review under the National Environmental Protection Act (NEPA) as rehabilitation of an existing public street for the same use with no expansion (24 Code of Federal Regulations Section 58.35(a)(1)).

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

- Section 1. The foregoing recitals are true and correct, and hereby adopted.
- Section 2. In accordance with the California Community Redevelopment Law Section 33445, the City Council finds and determines that:
- (a) The proposed action, allocating \$800,000 of North Sacramento Redevelopment Area Credit Agreement funds to execute an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento to construct the Dixieanne Avenue "Green Street" Project, benefits the North Sacramento Redevelopment Area.
 - (b) There are no other reasonable financial resources available to the community to finance the construction of the Dixieanne Avenue "Green Street" Project.
 - (c) The proposed action furthers the goals of the North Sacramento Redevelopment Area and its Five-Year Implementation Plan adopted by the Sacramento City Council, by assisting elimination of the blighting influences of inadequate, under capacity and dilapidated infrastructure inside the Project Area.
- Section 3. The City Manager, or his designee, is authorized to amend the FY 07/08 operating budget of the City's Department of Transportation Department by appropriating \$800,000 to the Dixieanne Avenue "Green Street" Project.

RESOLUTION NO. 2008 - _____

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

APPROVAL OF THE DIXIEANNE AVENUE "GREEN STREET" PROJECT; AMENDMENT OF THE 2008 AGENCY BUDGET TO ALLOCATE \$800,000 OF FUTURE 2008 TAX EXEMPT BOND FUNDS TO THE PROJECT; AND RELATED FINDINGS

BACKGROUND

- A. In 2005, the Redevelopment Agency of the City of Sacramento adopted the North Sacramento Redevelopment Area's Five Year Implementation Plan and included Eliminate Barriers to Redevelopment as one of its Plan Goals.
- B. In the winter of 2005, the Sacramento City Council entered a contract with Moore Iacofano Goltsman, Inc. to develop the Swanston Station Transit Village Specific Plan, a long range planning document that focuses on land use, zoning and infrastructure improvements within the half-mile radius of the Swanston Light Rail Station including Dixieanne Avenue.
- C. The Swanston Station Transit Village Specific Plan will come before the City Council in July 2008 for adoption and approval.
- D. This Project and the aforementioned Plans are consistent with the North Sacramento Redevelopment Plan, which was adopted with the goal of conserving, rehabilitating and redeveloping the area in accordance with the General Plan; eliminating and preventing the spread of blight and deterioration; and providing new and improve existing public improvements and facilities.
- E. There is no other reasonable source of funds available to the community for financing this Project.
- F. The Project is categorically exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines (California Code of Regulations Sections 15301(c) and 15303(d)) as the minor alteration of existing highways and streets and as new construction small facilities or accessory structures and related water main, sewage, electrical, gas, and other utility extensions including street improvements, of reasonable length to serve such construction. It has been previously determined that the Project is categorically exclude from environmental review under the National Environmental Protection Act (NEPA) as rehabilitation of an existing public street for the same use with no expansion (24 Code of Federal Regulations Section 58.35(a)(1)).

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

- Section 1. All of the evidence presented having been duly considered, the foregoing findings are approved.
- Section 2. In accordance with the California Community Redevelopment Law Section 33445, the Redevelopment Agency of the City of Sacramento finds and determines that:
- (d) The proposed action, allocating \$800,000 of North Sacramento Credit Agreement funds to execute an Individual Project Agreement (IPA) with the City of Sacramento to construct an integrated stormwater infrastructure improvement project known as the Dixieanne Avenue "Green Street" Project, benefits the North Sacramento Redevelopment Area.
 - (e) There are no other reasonable financial resources available to the community to finance the construction of the Dixieanne Avenue "Green Street" Project.
 - (f) The proposed action furthers the goals of the North Sacramento Redevelopment Area and its Five-Year Implementation Plan adopted by the Sacramento City Council, by assisting elimination of the blighting influences of inadequate, under capacity and dilapidated infrastructure inside the Project Area.
- Section 3. The Interim Executive Director is authorized to amend the Agency's budget to allocate \$800,000 of the North Sacramento Redevelopment Area Credit Agreement funds to be spent on the Dixieanne Avenue "Green Street" Project.