



**Sacramento
Housing &
Redevelopment
Agency**

**REPORT TO COUNCIL AND
REDEVELOPMENT AGENCY
City of Sacramento**

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

**Consent
May 27, 2008**

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

Title: Agreement: Marysville Boulevard Streetscape and Circulation Enhancement Plan

Location/Council District: Marysville Boulevard, Del Paso Heights Redevelopment Area; District 2

Recommendation: Adopt a 1) **City Council Resolution** a) making findings under Health & Safety Code 33445 regarding the necessity of Redevelopment Agency funding for public facilities; b) authorizing execution of an Individual Project Agreement (“IPA”) between the City and the Redevelopment Agency to transfer \$120,000 of Del Paso Heights Tax Increment funds for the Marysville Boulevard Streetscape and Circulation Enhancement Plan; and c) amending the FY06/07 Budget of the City’s Department of Transportation by appropriating \$120,000 to the project; and b) a **Redevelopment Agency Resolution** a) making findings under Health & Safety Code 33445 regarding the necessity of Redevelopment Agency funding for public facilities; 2) amending the 2008 Sacramento Housing and Redevelopment Agency budget to allocate \$120,000 of Del Paso Heights Tax Increment funds for the Marysville Boulevard Streetscape and Circulation Enhancement Plan; and 3) authorizing execution of an Individual Project Agreement (“IPA”) between the City and the Redevelopment Agency.

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 intersection of Marysville Boulevard/Grand Avenue is identified in the Marysville Boulevard Urban Design Plan as the future “Town Center” for the Del Paso Heights community. The completion of the Greater Sacramento Urban League building in 2001 represents the first project in the revitalization process. Redevelopment Agency staff have analyzed development concepts to identify future build-out potential in the Town Center area based on current zoning.

Marysville Boulevard Streetscape and Circulation Enhancement Plan

These concept plans identified the potential for a significant amount of retail/office space and the potential for many residential products including townhomes and single family homes.

A streetscape plan addressing cumulative circulation impacts along the Boulevard as well as future parking needs is critical in achieving the desired densities and high quality mixed-use development envisioned for the future build-out of the Town Center, in addition to creating a vibrant, walkable and accessible commercial district.

Policy Considerations: By eliminating blight and barriers to redevelopment, the proposed action is consistent with the 2003 - 2007 Five-Year Implementation Plan for the Del Paso Heights Redevelopment Area, and the Marysville Boulevard Urban Design Plan completed in 1998.

Environmental Considerations: The proposed action is a planning study for possible future action and is exempt from environmental review per CEQA per Guidelines Section 15262.

Committee/Commission Action: *Del Paso Heights Redevelopment Advisory Committee (RAC Action):* At its meeting on April 24, 2008, the RAC adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Hinkle, Joe, Painter, Ward, Watts

NOES: None

ABSTAIN: Scoggins

ABSENT: Grigas, Perry, Robinson, Sample, Thao

Sacramento Housing and Redevelopment Commission Action: At its meeting on May 7, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES: Burruss, Chan, Dean, Fowler, Gore, Morgan, Otto, Stivers

NOES: None

ABSENT: Coriano, Shah

Rationale for Recommendation: Building upon the development concepts created for the Town Center and the area's future build-out capacity, the Marysville Boulevard Streetscape and Circulation Enhancement Plan will focus on the feasibility of diagonal and/or parallel parking on Marysville Blvd from Harris to Roanoke, and examine the potential closure or limited access to Balsam to accommodate parking needs and pedestrian and vehicular circulation patterns appropriate to the area. The Plan will also look comprehensively at ways to improve


Marysville Boulevard Streetscape and Circulation Enhancement Plan

pedestrian circulation and examine traffic patterns on the corridor between I-80 and Arcade Creek to plan for and address any potential cumulative traffic-related impacts associated with the build-out of the Town Center.

The Enhancement Plan will identify project costs and a phasing strategy for needed improvements. Based on the recommendations identified in the Enhancement Plan, Agency staff will identify appropriate funds for the implementation of specific improvement projects.

Financial Considerations: Staff recommends a budget amendment to appropriate \$120,000 of Del Paso Heights Redevelopment Area Tax Increment Funds for the Marysville Boulevard Streetscape and Circulation Enhancement Plan. City funds for the planning activities are not currently available, but it is the desire of the Agency to bring the project forward to further current redevelopment project area goals and to aid in the elimination of blighting influences. Based on recommendations identified in the study, Agency staff will bring specific projects to the City Council and Redevelopment Agency for final approval.

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:


for RAY KERRIDGE
City Manager

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Marysville Boulevard Streetscape and Circulation Enhancement Plan Project Background

As reflected in the Del Paso Heights 2003-2007 Five-Year Implementation Plan and in the Marysville Boulevard Urban Design Plan, a long-term goal of the Del Paso Heights community is to develop the intersection of Marysville Boulevard and Grand Avenue into a vibrant, neighborhood-serving "Town Center" and commercial district. Town Center objectives include facilitating revitalization that promotes business development, provides housing opportunities, and creates a sense of place for the community.

As part of this larger goal, the Redevelopment Agency (Agency) acquired the Indus gas site to remediate and develop as well as property just south of the Greater Sacramento Urban League building. The Agency has also approved financial assistance to the New Faze Development project (Del Paso Center) on the northwest corner of Marysville Boulevard and Grand Avenue and has begun investigating other potential acquisitions and opportunity sites in the area (refer to Attachment 2).

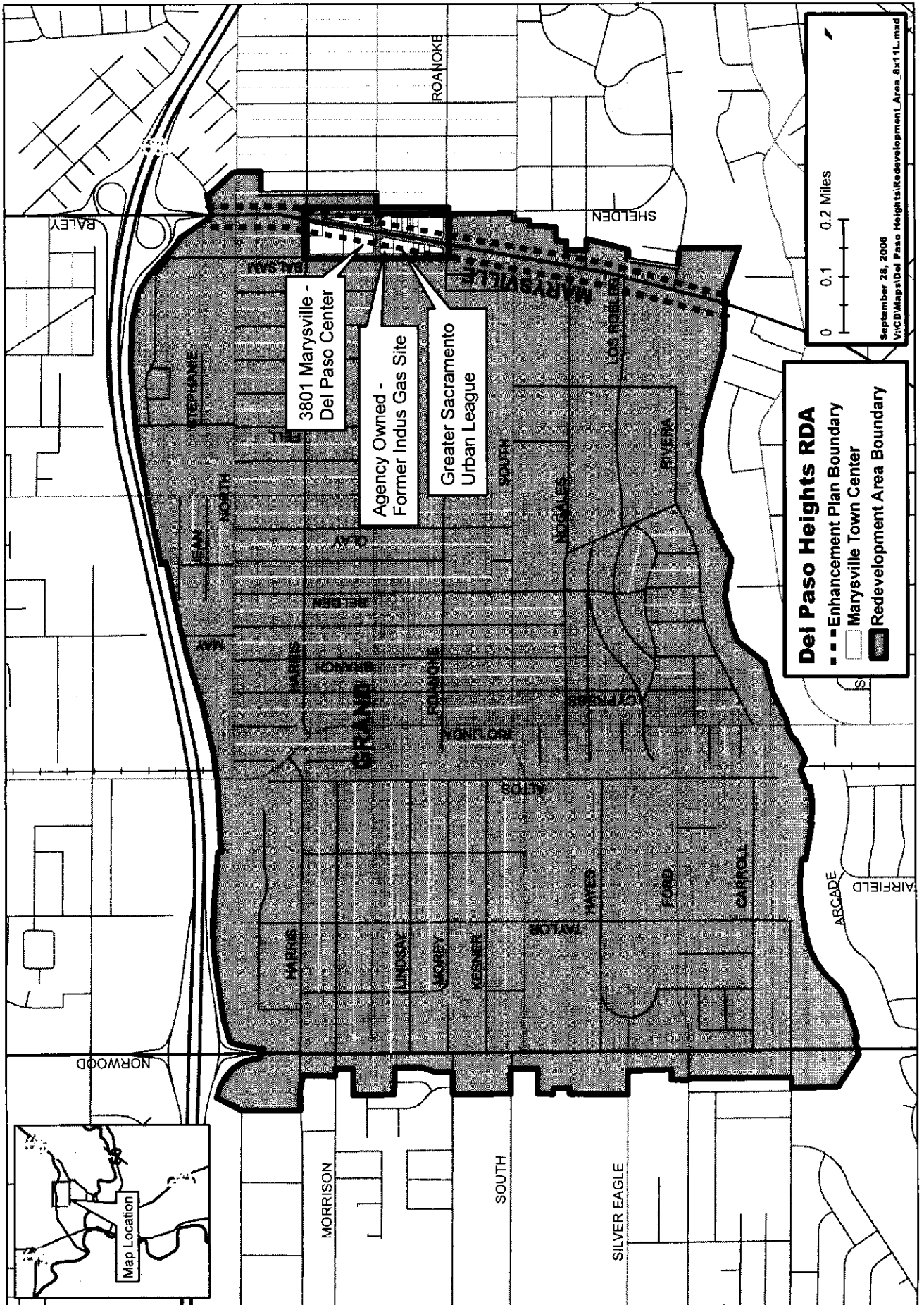
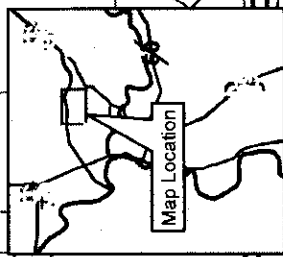
In November of 2006, the Agency contracted with a professional consultant for technical assistance in determining the baseline conditions of the immediate area including development constraint analysis, site development concepts, and potential configurations detailing various options for layout and development products. Two concept plans were created, both emphasizing one- and two-story commercial retail around the core intersection of Marysville Boulevard and Grand Avenue and continuing south along the Boulevard.

The development envelope for the proposed buildings is based on current zoning requirements for each of the parcels. The concepts also center on developing concave setbacks at each corner that create a small plaza area and focal point for the commercial district. Immediately south of the Greater Sacramento Urban League, a pedestrian walkway is proposed to cut across Marysville Boulevard through to Balsam and Willow Avenues. North of the proposed Del Paso Center at the northwest corner of Marysville Boulevard and Grand Avenue is another potential pedestrian walkway that passes between Balsam Avenue and Del Paso Boulevard.

The key difference between the two conceptual plans is the street configuration. Based on a feasibility analysis by the City's Department of Transportation and the Agency, the preferred concept plan proposes a five-lane street configuration with two lanes in both directions, a center turn lane, bike lanes on both sides of the street, and on-street parallel parking. Currently, Marysville Boulevard is a five lane street (two lanes in both directions and a middle turn lane).

Building upon the preferred conceptual development proposal and the future build-out potential of the Town Center, the Streetscape and Circulation Enhancement Plan will assess in detail the feasibility of the proposed parking and circulation improvements on Marysville, Balsam and Willow, and will identify project costs and a phasing strategy for needed improvements. The recommendations will allow the Agency to proactively plan for and address cumulative traffic and circulation impacts as well as parking needs associated with area build-out.

Marysville Streetscape and Circulation Enhancement Plan Del Paso Heights Redevelopment Area



RESOLUTION NO. 2008 - _____

Adopted by the Redevelopment Agency of the City of Sacramento

ON DATE OF

APPROVAL OF THE MARYSVILLE BOULEVARD STREETScape AND CIRCULATION ENHANCEMENT PLAN – INTERSTATE 80 TO ARCADE CREEK; AMENDMENT OF THE 2008 AGENCY BUDGET TO ALLOCATE \$120,000 OF REDEVELOPMENT TAX INCREMENT TO THE PROJECT; AND RELATED FINDINGS

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento (“Agency”) has adopted the Del Paso Heights Redevelopment Plan (“Redevelopment Plan”) and the 2003-2007 Implementation Plan for the Del Paso Heights Redevelopment Project Area (“Project Area”).
- B. The intersection of Marysville Boulevard and Grand Avenue is identified in the 2003-2007 Del Paso Heights Implementation Plan and in the Marysville Boulevard Urban Design Plan as the future “Town Center” for the Del Paso Heights community.
- C. In 2006, development concepts were created to identify future build-out potential based on current zoning.
- D. To achieve the desired densities and high quality mixed-use development envisioned for the future build-out of the Town Center, development of a comprehensive strategy addressing cumulative circulation impacts along the Boulevard, as well as future parking needs, is necessary to meet the goals for the Project Area.
- E. This Project is consistent with the Del Paso Heights Redevelopment Plan, which was adopted with the goal of conserving, rehabilitating and redeveloping the area in accordance with the General Plan; increase access to and circulation within the Del Paso Heights community; eliminate and prevent the spread of blight and deterioration; and provide new and improve existing public improvements and facilities.
- F. There is no other reasonable source of funds available to the community for financing this Project, all potential funding sources having been allocated to more urgent activities.
- G. The proposed action to fund design and preliminary engineering of the Marysville Boulevard Streetscape and Circulation Enhancement Plan is exempt from the California Environmental Quality Act pursuant to Guidelines Section 15262, which exempts feasibility or planning studies that will not have a legally binding effect on later activities. The National Environmental Policy Act does not apply.

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 true and correct and 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:
- (a) The proposed action, allocating \$120,000 of Del Paso Heights tax increment funds to fund an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento for design and preliminary engineering of the Marysville Boulevard Streetscape and Circulation Enhancement Plan, benefits the Del Paso Heights Redevelopment Area.
 - (b) There are no other reasonable financial resources available to the community to finance the design and preliminary engineering of the Marysville Boulevard Streetscape and Circulation Enhancement Plan.
 - (c) The proposed action furthers the goals of the Del Paso Heights 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 within the Project Area.
- Section 3. The Interim Executive Director is authorized to amend the Agency's budget to allocate \$120,000 of Del Paso Heights Developer's Assistance to the preparation of the Marysville Boulevard Streetscape and Circulation Enhancement Plan – Interstate 80 to Arcade Creek.

RESOLUTION NO. 2008 - _____

Adopted by the Sacramento City Council

ON DATE OF

APPROVAL OF THE MARYSVILLE BOULEVARD STREETScape AND CIRCULATION ENHANCEMENT PLAN – INTERSTATE 80 TO ARCADE CREEK; RELATED BUDGET AMENDMENT; AND RELATED FINDINGS

BACKGROUND

- A. The Redevelopment Agency of the City of Sacramento (“Agency”) has adopted the Del Paso Heights Redevelopment Plan (“Redevelopment Plan”) and the 2003-2007 Implementation Plan for the Del Paso Heights Redevelopment Project Area (“Project Area”).
- B. The intersection of Marysville Boulevard and Grand Avenue is identified in the 2003-2007 Del Paso Heights Implementation Plan and in the Marysville Boulevard Urban Design Plan as the future “Town Center” for the Del Paso Heights community.
- C. In 2006, development concepts were created to identify future build-out potential based on current zoning.
- D. To achieve the desired densities and high quality mixed-use development envisioned for the future build-out of the Town Center, development of a comprehensive strategy addressing cumulative circulation impacts along the Boulevard, as well as future parking needs, is necessary to meet the goals for the area (“Project”).
- E. This Project is consistent with the Del Paso Heights Redevelopment Plan, which was adopted with the goal of conserving, rehabilitating and redeveloping the area in accordance with the General Plan; increase access to and circulation within the Del Paso Heights community; eliminate and prevent the spread of blight and deterioration; and provide new and improve existing public improvements and facilities.
- F. There is no other reasonable source of funds available to the community for financing this Project, all potential funding sources having been allocated to more urgent activities.
- G. The proposed action to fund design and preliminary engineering of the Marysville Boulevard Streetscape and Circulation Enhancement Plan is exempt from the California Environmental Quality Act pursuant to Guidelines Section 15262, which exempts feasibility or planning studies that will not have a legally binding effect on later activities. The National Environmental Policy Act does not apply.

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:
- (d) The proposed action, allocating \$120,000 of Del Paso Heights tax increment funds to fund an Individual Project Agreement (IPA) with the Redevelopment Agency of the City of Sacramento for design and preliminary engineering of the Marysville Boulevard Streetscape and Circulation Enhancement Plan, benefits the Del Paso Heights Redevelopment Area.
 - (e) There are no other reasonable financial resources available to the community to finance the design and preliminary engineering of the Marysville Boulevard Streetscape and Circulation Enhancement Plan.
 - (f) The proposed action furthers the goals of the Del Paso Heights 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 within 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 by accepting \$120,000 from the Agency and allocating the same to the preparation of the Marysville Boulevard Streetscape and Circulation Enhancement Plan – Interstate 80 to Arcade Creek.