



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



4

October 2, 1985

Budget & Finance Committee
of the City Council
Sacramento, CA

Honorable Members in Session:

SUBJECT: Allocation of Funds for Capital Improvements -
Alhambra and Y Street Office Building - Oak Park


SUMMARY

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

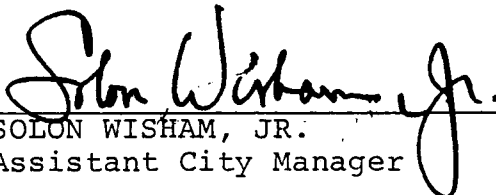
RECOMMENDATION

The staff recommends approval of the attached resolution authorizing the Agency to fund the capital improvements.

Respectfully submitted,


WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COMMITTEE:


SOLON WISHAM, JR.
Assistant City Manager



SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



September 30, 1985

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: Allocation of Funds for Capital Improvements,
Alhambra and Y Street Office Building Project
Oak Park

SUMMARY

This staff report recommends authorization to assist a developer, Jackson Properties, Inc., with costs for capital improvements including landscaping at the subject office building development project in the Oak Park Redevelopment Area. The project is consistent with the land use identified by the Oak Park Redevelopment Plan Update and is within the Oak Park Commercial Strip Improvement Project Area.

BACKGROUND

The Implementation Strategy of the Amended Oak Park Redevelopment Plan (adopted March 27, 1985) prioritizes the upgrading of capital improvements in Oak Park commercial area as a means to encourage private development and investment. In response to this direction the consultant team of Psomas and Associates (civil engineering) and Dennis Tsuboi and Associates (landscape architecture) has been retained to prepare designs for the Oak Park Commercial Strip Improvement Project. A map of the area included is attached as Exhibit I. The designs generated will guide a \$3 million effort funded with a combination of Oak Park tax increment funds and City general fund and bond monies. The project will be fully funded with public monies; property owners will not be assessed for these improvements. Construction will begin Spring, 1986.

The subject office building development is located at one of the key intersections included in the Oak Park Commercial Strip Improvements Project. The development is also in a location targeted by the Oak Park Implementation Strategy to receive

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Redevelopment Agency of the
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commercial development assistance. A parcel map is included as Exhibit II and site plans will be presented for review. The project involves the construction of a 12,200 square foot office building which will house six (6) commercial tenants.

Staff recommends that the Agency cover the cost of capital improvements for this development as part of the Oak Park Commercial Strip Improvement Project which was developed to encourage and support private investment in Oak Park. Improvements will include landscaping, sidewalks, driveway, handicapped ramp, curb and gutter, and drainage. The plans for these improvements have been reviewed by Psomas and Associates and Dennis Tsuboi and Associates and found to be consistent with the Commercial Strip Improvement Project design.

FINANCIAL DATA

The total project cost for the office building development is \$750,000 generating a tax increment of approximately \$6,700 annually. The project has been completely funded with private monies.

Funds are available for capital improvement costs from Oak Park Project No. 7 tax increment funds (Cost Center: 4309) set aside for Commercial Capital Improvements. Total cost for improvements to the subject parcel is \$10,717. Exhibit III and IV detail costs for general capital improvements (\$7,094) and landscaping (\$3,623). This total does not include costs to improve the alleyway since this activity is not included in the scope of the Oak Park Commercial Strip Improvement Project.

ENVIRONMENTAL REVIEW

No environmental review is required as a result of the proposed action.

POLICY IMPLICATIONS

The actions proposed in this staff report are consistent with previously approved policy and there are no policy changes being recommended.

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Redevelopment Agency of the
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VOTE AND RECOMMENDATION OF OAK PARK PROJECT AREA COMMITTEE

At its regular meeting of October 2, 1985, the Oak Park Redevelopment Project Area Committee will consider this item. The Commission will be advised of their recommendation.

VOTE AND RECOMMENDATION OF COMMISSION

At its regular meeting of October 7, 1985, the Sacramento Housing and Redevelopment Commission adopted a motion recommending adoption of the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

RECOMMENDATION

The staff recommends adoption of the attached resolution which authorizes the Agency to pay the cost of capital improvements including landscaping in the public right-of-way on the subject parcel.

Respectfully submitted,

William H. Edgar
WILLIAM H. EDGAR
Executive Director

TRANSMITTAL TO COUNCIL:

WALTER J. SLIPE
City Manager

RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
ON DATE OF

CAPITAL IMPROVEMENTS
ALHAMBRA AND Y STREETS

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

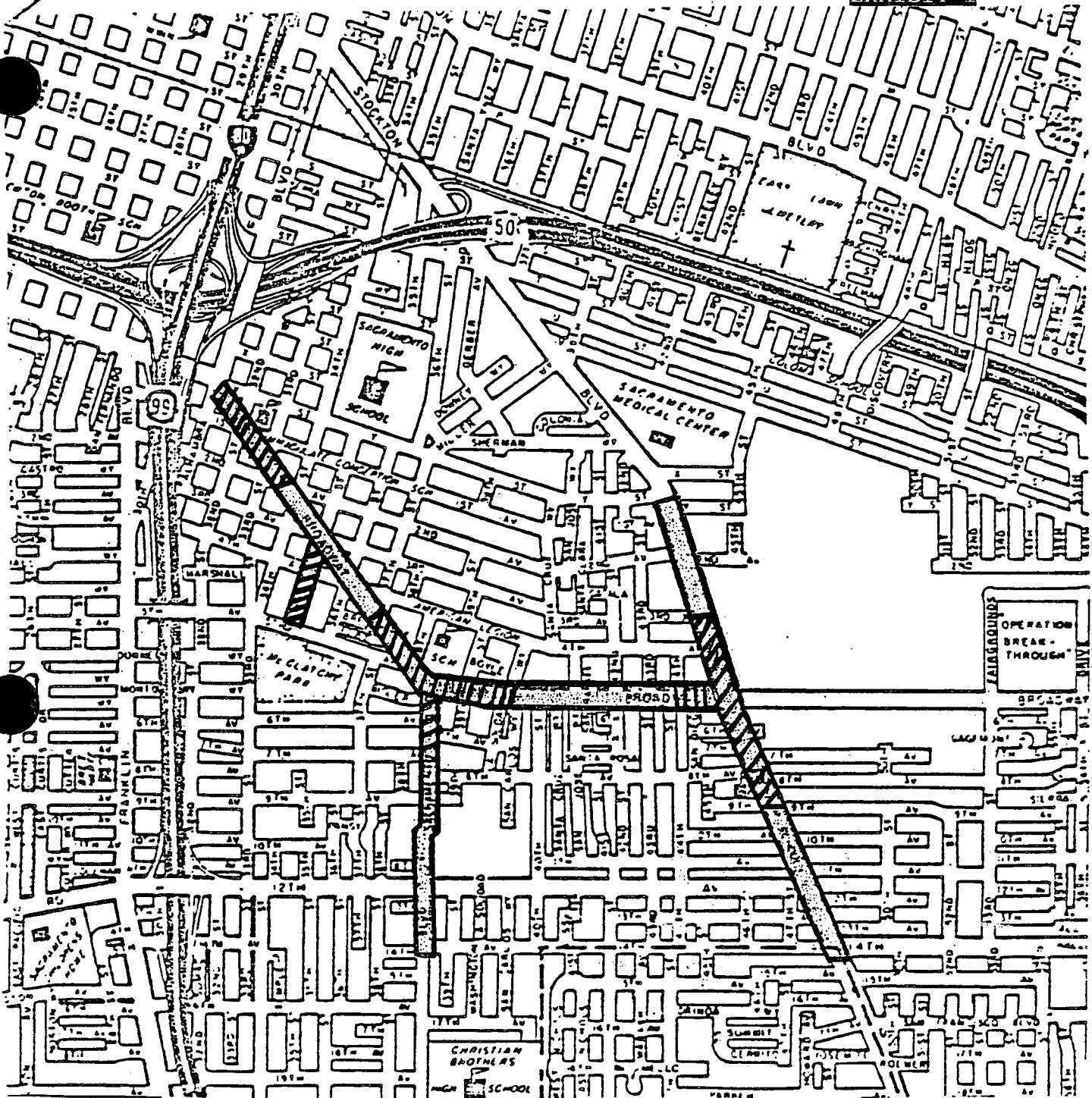
Section 1: The Executive Director is authorized to pay
up to \$11,000 for the cost of installation of capital
improvements, including landscaping, in the public right-of-way
of the Jackson Properties, Inc., parcel at Alhambra Boulevard and
Y Street (Assessor's Parcel Number: 010-255-15).

CHAIR

ATTEST:

SECRETARY

z:racsCapImprove



OAK PARK COMMERCIAL STRIP REDEVELOPMENT

PLEASE NOTE:

Cross-hatched areas indicate proposed first year improvements. Remainder of outlined area will be phased over the following four years.

EXHIBIT 11

BUSINESS INTERSTATE 80 FRWY.

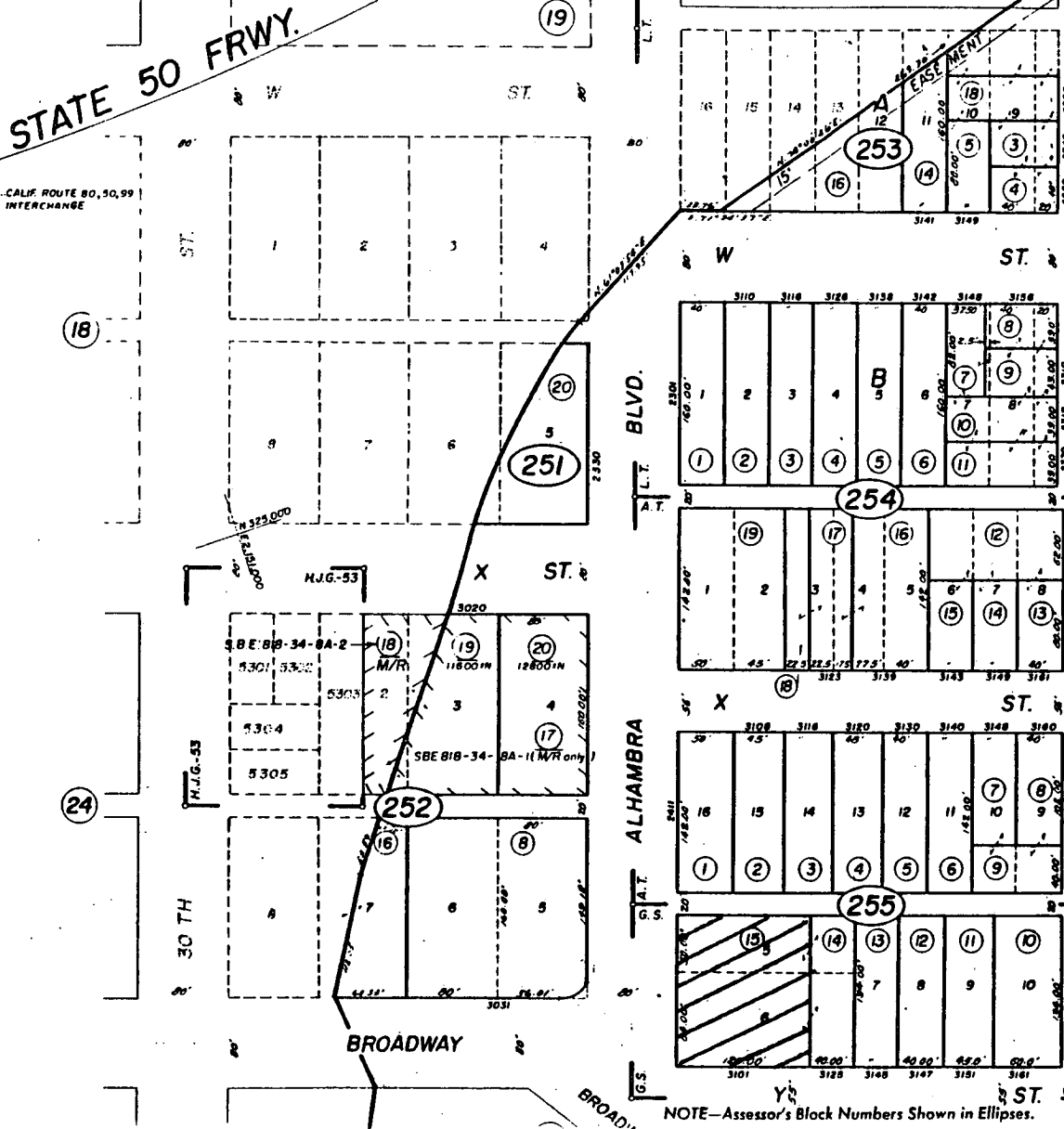
BUSINESS INTERSTATE 80 FRWY.

INTERSTATE 99 FREEWAY

OLD CITY, AVERY TR., H.J. GOETHE SUB. 53, GUTENBERGER'S SUB. & POR. LEITCH TR.

Tax Area Code

10-25



CITY OF SACRAMENTO
 Assessor's Map Bk. 10 -Pg. 25
 County of Sacramento, Calif.

NOTE—Assessor's Block Numbers Shown in Ellipses.

JACKSON

PROPERTIES, INC.

September 25, 1985

Redevelopment Agency of Sacramento
630 I Street
Sacramento, CA

Attn: Anne Moore

Re: Off Site Improvements at 2425 Alhambra Boulevard
Alhambra @ Y Street

Dear Anne:

I have prepared the following breakdown of our construction costs for office improvements at the referenced site.

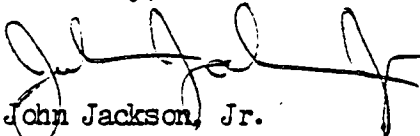
The costs include:

*REVISED
AMOUNT

1. Remove and replace sidewalk 2186 sf (Includes two (2) driveways)	\$ 4315.00	
2. Handicap ramps (2)	655.00	
3. Vertical curb and gutter 75 lf	563.00	
4. Demolition of alley surface	400.00	
5. Replace alley with 4000 sf of 6" concrete, two (2) drop inlets and transition to Alhambra Boulevard	12,268.00	198.00
6. Galvanized sidewalk drains per City Engineer's request	<u>963.00</u>	<u> </u>
	\$19,164.00	\$7,094.00

If you have any questions or desire to discuss these costs, please contact me.
Thank you for your assistance in this development.

Sincerely,


John Jackson, Jr.

REAL PROPERTY DEVELOPMENT
GENERAL CONSTRUCTION
nt

5691-A Power Inn Road
Sacramento, California 95824
Telephone 916 381-8113
California License #365437

*NOTE: BECAUSE ALLEYWAY IMPROVEMENTS
ARE NOT INCLUDED IN THE SCOPE OF
THE OAK PARK COMMERCIAL STRIP
IMPROVEMENT PROJECT, STAFF
RECOMMENDS FUNDING ONLY \$198.00
FOR ITEM 5 ABOVE. THE AMOUNT
COVERS THE COST OF ALLEYWAY
TRANSITION IN THE RIGHT-OF-WAY
FRONTING ALHAMBRA BOULEVARD.

JACKSON
PROPERTIES, INC.

September 27, 1985



Redevelopment Agency of Sacramento
630 I Street
Sacramento, CA

Attn: Anne Moore

Re: Landscape Improvements at 2425 Alhambra Boulevard
Alhambra @ Y Street

Dear Anne:

As per our plans and calculations, landscaping of the area within the public right of way will encompass 1,580 square feet and cost \$ 3,623.00.

If you have any questions or desire to discuss this cost, please contact me. Thank you for your assistance in this development.

Sincerely,

Renee M. Jackson

nt

REAL PROPERTY DEVELOPMENT
GENERAL CONSTRUCTION

5691-A Power Inn Road
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California License #365437