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SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

February 18, 1981

CITY MANAGER'S OFFICE
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Redevelopment Agency of the
City of Sacramento
Sacramento, California

APPROVED
SACRAMENTO REDEVELOPMENT AGENCY

Date 2/24/81

Honorable Members in Session:

SUBJECT: Status Report on Alkali Flat Urban Design Guidelines -
Recommendation to Allocate \$16,000 of 1980-81 CDBG Con-
tingency Funds for Completion of the Alkali Flat Urban
Design Guidelines

SUMMARY

On January 20, 1981 the City Council requested a status report on the Alkali Flat Urban Design Guidelines.

BACKGROUND

In August 1979 the Sacramento Housing and Redevelopment Agency (SHRA) contracted with Dreyfuss and Blackford, Architects, for preparation of the subject project. The Consultant completed a draft of the project document in September 1979. The draft document was reviewed by the City, SHRA and Alkali Flat Project Area Committee (PAC) staffs. The review indicated the draft document would require substantial revision and additional work. After several review sessions with the Consultant it was mutually agreed by SHRA and Consultant to terminate the Contract. Both parties agreed the final document could not be completed by the Consultant within the Contract amount, but rather should be completed by SHRA staff.

Subsequently, a draft was completed by SHRA staff and presented to the Budget/Finance and Planning/Community Development Committees of the City Council on June 30, 1980. The draft was also submitted to the Housing and Redevelopment Commission, the Preservation Board, the Architectural Review Board, the Planning Commission, Department of Community Services, City Traffic Engineering, PAC, and City Engineering for review and comment.

As a result of the review, substantial interest was expressed to further refine and improve the guidelines and to possibly explore new ideas. In order to efficiently work towards a final report,

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staff requested a working committee, or task force, be formed with representation from each reviewing agency. This task force has been meeting since November 1980.

Due to the diverse character of Alkali Flat and the need to release \$100,000 of CDBG funds which have been earmarked for public improvements along 12th Street (from C to H Streets) it was decided to revise the scope of the Alkali Flat Urban Design Guidelines to include two sections. The first section, which is now being developed, deals with the 12th Street commercial corridor. The second section (residential areas) has been scheduled by the task force to be completed in mid-April 1981. The goal is to prepare a final report that can be endorsed by the numerous reviewing agencies and recommended for approval to the City Council.

CONCLUSION

It is expected that a final draft of the "Alkali Flat Urban Design Guidelines" will be completed by mid-April 1981 and will be submitted to review agencies for recommendation to the City Council. These Guidelines will prioritize CDBG capital improvement expenditures for the 12th Street portion of Alkali Flat.

FINANCIAL DATA

The City's 1975-76 and 1976-77 CDBG Programs include an allocation of \$10,000 for the Alkali Flat Urban Design Manual. The Consultant Contract with Dreyfuss and Blackford, Architects, was for \$5,000. The Consultant was paid \$4,000 of the fee, and the balance has been applied towards the completion of the project. Due to the change in Guideline format, the expanded emphasis on the 12th Street corridor, and the remaining residential section to be completed, further funding is necessary to bring the entire project to completion. SHRA has contacted CDBG staff to discuss the projected costs for finalization and publication of the Guidelines and to identify monies to cover these costs. The completion phase of the Guidelines will require \$16,000 in additional funds. The City CDBG staff concurs in the decision of SHRA staff to request the release of these monies from the 1980-81 CDBG contingency fund.

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RECOMMENDATION

The staff recommends that the City Council direct the City Manager to prepare an amendment to the 1980-81 CDBG Program for use of \$16,000 in contingency funds for the completion of the Alkali Flat Urban Design Guidelines by the Sacramento Housing and Redevelopment Agency.

Respectfully submitted,

William H. Edgar

WILLIAM H. EDGAR
Interim Executive Director

TRANSMITTAL TO COUNCIL:

Walter J. Slive

WALTER J. SLIVE
City Manager

Contact Person: Leo T. Goto