



**Sacramento
Housing &
Redevelopment
Agency**

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

**915 I Street, Sacramento, CA 95814-2671
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**Staff Report
September 25, 2007**

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

Title: Agreement and Funding for Broadway Streetscape Improvements Project

Location/Council District: Broadway from 36th Street to Stockton Boulevard, Oak Park Redevelopment Project Area, District 5

Recommendation: 1) Adopt a **City Resolution** a) modifying the capital improvement project (CIP) for Broadway/Martin Luther King, Jr. Boulevard (MLK) Intersection Improvements (TY31) by changing the name to Broadway Streetscape Improvements and by changing the scope to include roadway improvements on Broadway from 36th Street to Stockton Boulevard; b) amending FY 2006-2007 CIP budget by appropriating \$2,525,500 of Oak Park funds to the Broadway Streetscape Improvements Project (TY31); c) authorizing the City Manager to execute an Individual Project Agreement (IPA) in the amount of \$2,525,500 for the Broadway Streetscape Improvements Project; and d) make related findings; and 2) adopt a **Redevelopment Agency Resolution** a) amending the 2007 SHRA budget to transfer \$2,379,488 of Oak Park Development Assistance Funds to the Broadway Streetscape Improvements Project; b) de-funding Broadway/Stockton Streetscape by \$87,970 and re-allocating those funds to the Broadway Streetscape Improvements Project; c) de-funding Stockton Blvd Design Phase II by \$44,307 and Broadway/Stockton Master Plan by \$13,735 and re-allocating those funds to the Broadway Streetscape Improvements Project; d) authorizing the Executive Director to execute an IPA with the City of Sacramento in the amount of \$2,525,500 for the Broadway Improvements Project; and e) make related findings.

Contact Persons: Lisa Bates, Director, Housing and Community Development, 440-1316; Chris Pahule, Assistant Director, Housing and Community Development, 440-1350; Ryan Moore, Senior Civil Engineer, Department of Transportation, 808-8279

Presenters: Celia Yniguez, Redevelopment Manager, 440-1322, ext. 1401; Ryan Moore, Senior Civil Engineer, Department of Transportation, 808-8279

Broadway Streetscape Improvements

Department: Sacramento Housing and Redevelopment Agency, Department of Transportation

Description/Analysis

Issue: Broadway is an important corridor in the City of Sacramento linking residential neighborhoods and local businesses to the Downtown. The Broadway/Stockton Urban Design Plan, accepted by Council in 1998, identified a lack of pedestrian friendly features on the corridor as an obstacle to full mode access and redevelopment. In addition, the intersection of 42nd Street/Broadway has been ranked number 22 on the City's list of proposed new traffic signals in their Transportation Programming Guide. The current configuration of the MLK and Broadway intersection allows drivers to turn onto MLK at excessive speeds and hinders development of Agency-owned property. Future development at the intersection is anticipated to cause significant traffic effects by increasing capacity in the area.

There are currently three separate City projects addressing each of these issues. This project will consolidate them into a single effort. This report recommends financing the streetscape improvements with redevelopment funds as there are no other readily available City of Sacramento funds to complete the work.

Policy Considerations: The Broadway Streetscape Improvements project is consistent with the Broadway/Stockton Urban Design Plan and the Oak Park Five-Year Implementation Plan.

Environmental Considerations: The proposed action to authorize funding for the Broadway Streetscape Improvements project is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15301(c).

Committee/Commission Action: *Oak Park Redevelopment Advisory Committee (RAC):* At its meeting on August 8, 2007, the RAC adopted a motion recommending the approval of the attached resolutions. RAC Member Hilbert voted no and expressed concern that the project does not address the Broadway and 5th Avenue intersection. The votes were as follows:

Broadway Streetscape Improvements

AYES: Curry-Evans, Davis, Lackey, Johnson, Meng, Taylor, Thomas

NOES: Hilbert

ABSENT: Kivel, Lawson, Mercado, Redmond

Sacramento Housing and Redevelopment Commission Action: At its meeting on September 5, 2007, the Sacramento Housing and Redevelopment Commission reviewed the staff recommendation for this item. The votes were as follows:

AYES: Chan, Coriano, Dean, Fowler, Gore, Hoag, Piatkowski, Stivers

NOES: None


ABSENT: Burns, Burruss, Shah

Rationale for Recommendation: These recommended streetscape improvements will mitigate significant traffic effects from future development at MLK and Broadway by providing enhanced pedestrian and bicycle facilities, a new traffic signal at 42nd and Broadway, traffic signal improvements at Broadway and MLK, and re-striping of Broadway to include a left turn pocket onto southbound MLK from Broadway. Also, the installation of streetlights along Broadway is consistent with the streetlights previously installed in the historic core of Oak Park and improves lighting for pedestrians. Consolidating the construction of the Broadway streetscape and the Broadway and MLK intersection improvements will reduce administrative and construction costs as well as disruption to the community. Finally, the proposed project completes recommendations made in the Broadway/Stockton Urban Design Plan, and complements the MLK Streetscape Master Plan, which is currently underway. Completion of these improvements furthers development along these boulevards and adds to the efforts of beautifying the Oak Park neighborhood.

Financial Considerations: The total project cost is \$3,210,500 and will be funded by \$2,379,488 from Oak Park 2005 Tax Exempt Bond funds, \$58,042 from Oak Park 1999 Tax Exempt Bond funds, \$87,970 from Oak Park Tax Increment and \$685,000 from a SACOG community design grant.

Broadway Streetscape Improvements

M/WBE and S/EBE Considerations: The items discussed in this report have no M/WBE or S/EBE impacts; therefore, M/WBE and S/EBE considerations do not apply.

Respectfully Submitted by: 
ANNE M. MOORE
Executive Director

Recommendation Approved:


RAY KERRIDGE
City Manager

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Background Broadway Streetscape Improvements

Broadway/Stockton Urban Design Plan

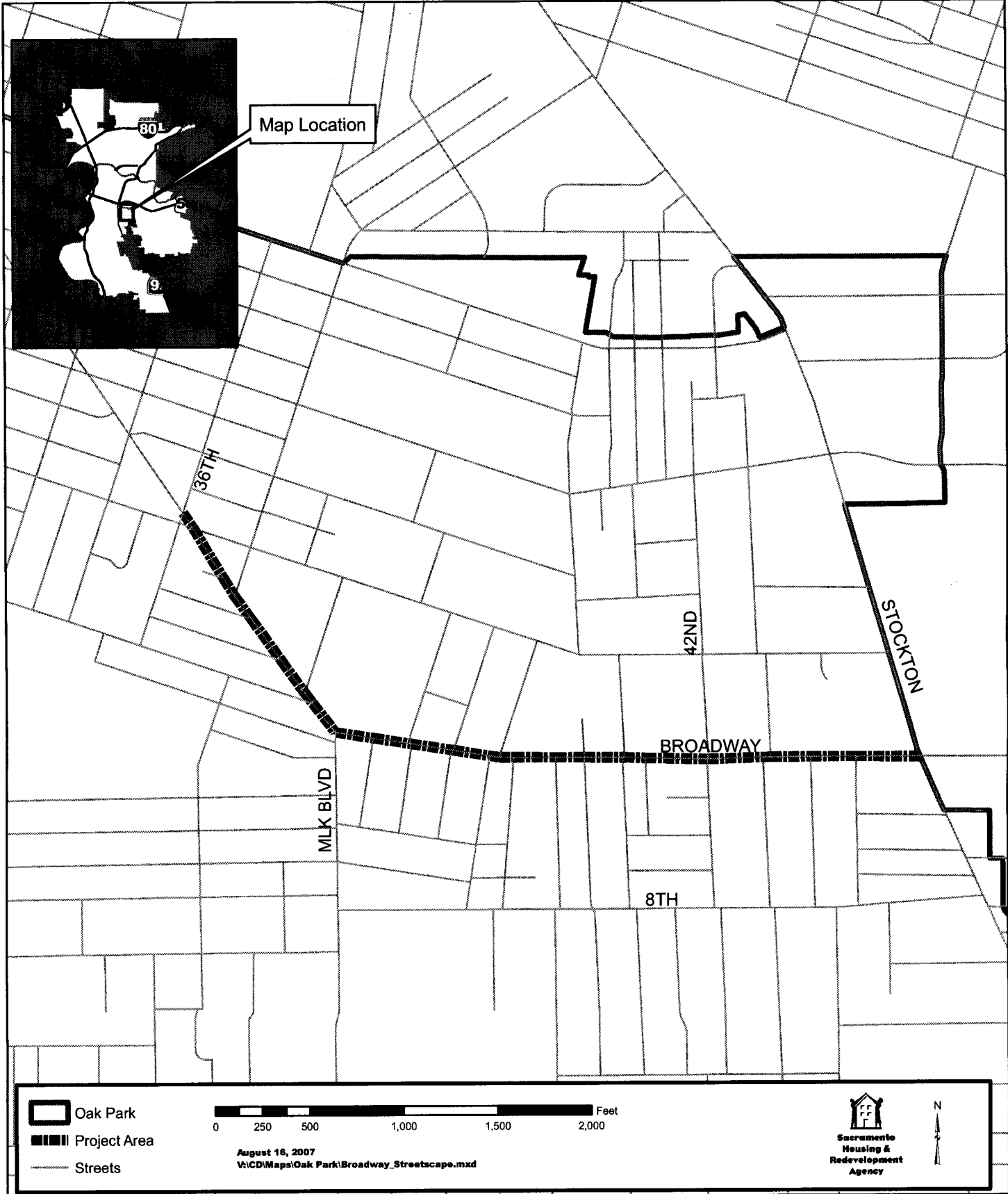
In 1998, the Broadway/Stockton Urban Design Plan (Plan) was accepted by Council. The Plan was a strategy document for streetscape improvements in the Broadway Corridor (Alhambra to Stockton Blvd.) and Stockton Boulevard (2nd Avenue to 65th Street). It provided an integrated framework of principles, policies and concepts geared to improve the image and competitiveness of these commercial corridors. The strategies evolved out of a community-based process led by a citizen advisory committee.

Seven guiding principles were identified for the planning and revitalization efforts. These principles included: increasing economic opportunity, preserving historic buildings, improving connections with new investment, improving landscape and streetscape, designing streetscape and development for enhanced transit usage and pedestrian comfort, attracting new businesses and providing for cultural and entertainment uses. The two principles specifically relating to the Broadway Streetscape Improvement project call for improving landscaping/streetscaping and development for enhanced transit usage and pedestrian comfort.

As part of the revitalization strategy, the Plan also focused on three catalyst areas: the area around Broadway and 35th Street, Broadway and Stockton, and Fruitridge and Stockton. Based on those recommendations, multiple redevelopment projects have been completed throughout the two corridors. Focusing on the lack of pedestrian lighting, streetlights have been installed throughout the historic core neighborhood surrounding 35th Street and Broadway. At the same intersection, the Agency worked towards the redevelopment of the Guild Theater and Woodruff Hotel, now known as 40 Acres. Currently, the Agency is in the process of developing the former Goodwill site at 34th Street and Broadway. Diagonal parking was also added along 5th Avenue. Additionally, a Special Planning District (SPD) was approved and a Property Based Improvement District (PBID) was established.

In regard to the recommended streetscape improvements, work was done in three phases. The first phase consisted of improvements along Stockton Boulevard from El Paraiso Avenue to just north of Fruitridge Road. The second phase focused on the segment along Stockton Boulevard from Broadway to El Paraiso Avenue. As of August 2007, \$1,675,998 of Oak Park Agency funds has been invested towards the master planning effort and second phase of streetscape improvements which contained both the Oak Park and Stockton Boulevard Redevelopment Project Areas. Broadway from 36th Street to Stockton Boulevard is the remaining segment to be improved.

Oak Park Redevelopment Area Broadway Streetscape Improvement Project



RESOLUTION NO. 2007 -

ADOPTED BY THE SACRAMENTO CITY COUNCIL

on date of

APPROVING THE MODIFICATION OF CAPITAL IMPROVEMENTS PROJECT FOR BROADWAY AND MARTIN LUTHER KING, JR. BOULEVARD IMPROVEMENTS; APPROVAL OF BUDGET AND AMENDMENTS FOR CAPITAL IMPROVEMENTS PROJECT (CIP TY31); AUTHORIZATION TO ENTER INTO AN INDIVIDUAL PROJECT AGREEMENT WITH THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO; RELATED FINDINGS

BACKGROUND

- A. The Broadway Streetscape Improvements project is consistent with the Oak Park Five-Year Implementation Plan.
- B. In 1998, the Broadway/Stockton Urban Design Plan was approved. The streetscape improvements on Broadway support and are consistent with Broadway/Stockton Urban Design Plan's goal to "support private sector and neighborhood investment in the Broadway and Stockton Boulevard commercial areas."
- C. Council has determined that no current alternative funding sources are available for this Project.

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

- Section 1. It is found and determined that the proposed action to authorize funding for Broadway Streetscape Improvements is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15301.
- Section 2. In accordance with California Redevelopment Law Section 33445, the City Council further finds and determines that:
 - (a) The Project will benefit the Project Area by improving inadequate infrastructure and transportation facilities and improving pedestrian sidewalks and bicycle paths, thereby improving access and safety for residents and business customers in the Project Area.
 - (b) No other reasonable means of financing the Project are available to the community.

- (c) The payment of the cost for the Project is consistent with the Project Area Implementation Plan and will assist in eliminating blighting conditions that include inadequate and undersized infrastructure inside the Project Area and improving unsafe conditions and traffic congestion.

Section 3. The Capital Improvement Project for Broadway/MLK Intersection Improvements (TY31) is modified by changing the name to Broadway Streetscape Improvements and by changing the scope to include streetscape improvements on Broadway from 36th Street to Stockton Boulevard.

Section 4. The FY06/07 Capital Improvement Program is amended by appropriating \$2,379,488 of Oak Park 2005 Tax Exempt Bond funds, \$58,042 of the Oak Park 1999 Tax Exempt Bond funds, and \$87,970 of Oak Park Tax Increment flow to the Broadway Streetscape Improvements Project (TY31).

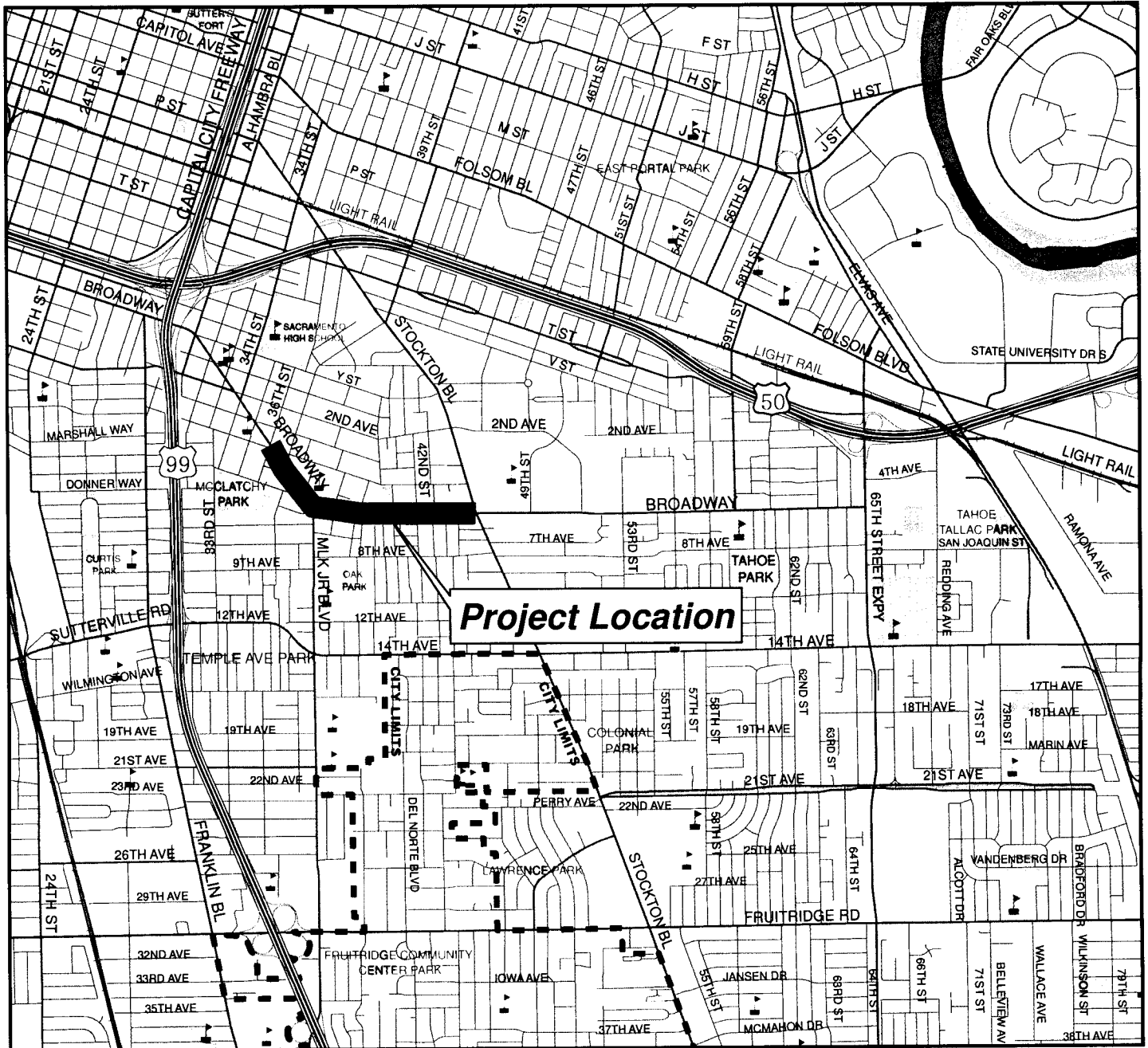
Section 5. The City Manager or his designee is authorized to enter into an IPA with the Redevelopment Agency of the City of Sacramento to accept \$2,525,500 in Agency funding or such other funding amount as the Agency may reasonably authorize to carry out CIP number TY31.

Section 6. The City Manager or his designee is authorized to take all actions and execute such instruments as may be necessary to implement the IPA.

Attachment:
Exhibit A – Location Map

Location Map for

**BROADWAY IMPROVEMENT PROJECT
(PN:TY13)**



RESOLUTION NO. 2007 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

**APPROVING THE BROADWAY STREETSCAPE IMPROVEMENTS PROJECT;
RELATED BUDGET AMENDMENT; AUTHORIZATION TO EXECUTE AN
INDIVIDUAL PROJECT AGREEMENT; RELATED FINDINGS**

BACKGROUND

- D. The Corridor Enhancement component of the Oak Park Five-Year Implementation Plan calls for funding for streetscape improvements needed to increase pedestrian and bicycle safety and access, relieve congestion and upgrade infrastructure to contemporary standards to support development.
- E. The streetscape improvements on Broadway support and are consistent with Broadway/Stockton Urban Design Plan's goal to "support private sector and neighborhood investment in the Broadway and Stockton Boulevard commercial areas".
- F. The Agency considers it desirable to provide \$2,525,500 to the Broadway Streetscape Improvements Project using 2005 Tax Exempt Bond funds, 1999 Tax Exempt Bond funds, and Oak Park Tax Increment flow, which will provide the funding that the City has determined it does not currently have available for the project.
- G. The proposed action to authorize funding for Broadway Streetscape Improvements is exempt from environmental review per California Environmental Quality Act (CEQA) Guidelines Section 15301. The National Environmental Policy Act (NEPA) 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 findings, as stated above, are approved.

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

- (a) The Project will benefit the Project Area by improving inadequate infrastructure and transportation facilities and improving pedestrian sidewalks and bicycle paths, thereby improving access and safety for residents and business customers in the Project Area.
- (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 Project Area Implementation Plan and will assist in eliminating blighting conditions that include inadequate and undersized infrastructure inside the Project Area and will improve unsafe conditions and traffic congestion.

Section 3. The Executive Director or her designee is authorized to de-fund Broadway/Stockton Streetscape by \$87,970 and re-allocate the funds to the Broadway Streetscape Improvements Project, de-fund Stockton Blvd Design Phase II by \$44,307 and Broadway/Stockton Master Plan by \$13,735 and re-allocate the funds to the Broadway Streetscape Improvements Project, transfer \$2,379,488 of Oak Park Development Assistance to the Broadway Streetscape Improvements Project and amend the budget accordingly.

Section 4. The Executive Director or her designee is authorized to execute an Individual Project Agreement with the City of Sacramento to implement the Broadway Improvements Project.