



**Sacramento
Housing &
Redevelopment
Agency**

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

**Staff Report
December 9, 2008**

Chair and Members of the Redevelopment Agency

Title: Acquisition of Parcels on Franklin Boulevard and 21st Avenue

Location/Council District: 4609 Franklin Boulevard (APN 020 0261 001), 4601 Franklin Boulevard. (APN 020 0261 003), Franklin Boulevard (APN 020 0261 002), 21st Avenue (APN 020 0261 004), 3200 21st Avenue (APN 020 0262 001), 3160 21st Avenue (APN 020 0261 006), 4620 32nd Street (APN 020 0261 007), and 4611 32nd Avenue (APN 020 0262 019); Franklin Boulevard Redevelopment Project Area; Council District 5.

Recommendation: Adopt a **Redevelopment Agency Resolution** authorizing the Executive Director to 1) set just compensation as fair market value as established by independent appraisals, and 2) amend the 2008 Sacramento Housing and Redevelopment Agency budget to transfer \$1.7 million of Franklin Boulevard non-housing tax increment funds to the project to fund all actions necessary to purchase the properties.

Contact: Lisa Bates, Deputy Executive Director, 440-1319, Chris Pahule, Assistant Director, Housing and Community Development, 440-1350

Presenter: Sarah Hansen, Redevelopment Manager, Housing and Community Development

Department: Sacramento Housing and Redevelopment Agency

Description/Analysis

Issue: The Franklin Boulevard Urban Design Master Plan (UDP) was adopted in 2001 by the Redevelopment Agency of the City of Sacramento and it created a community vision for commercial and civic development on the Boulevard. In the UDP area, the southeast corner of Franklin Boulevard and 21st Avenue was identified as the ideal location for a cultural plaza because this intersection serves as a gateway and connector to the Franklin Boulevard and Oak Park Redevelopment Areas. The cultural plaza, as proposed in the UDP, would provide an urban park space with landscaped and hardscaped areas to support a variety of community events and activities.

Currently there exists an irregular development pattern of underutilized and vacant properties at this key intersection. The Redevelopment Agency (Agency) is proposing to purchase eight parcels located on Franklin Boulevard, 21st

Acquisition of Parcels on Franklin Boulevard and 21st Avenue

Avenue and 32nd Street in the Franklin Boulevard Redevelopment area. Agency ownership of these properties will be the initial step towards realizing the community's goal for improvements in this area through the development of a cultural plaza at this location (see Attachment 2 – Location Map).

Policy Considerations: The proposed action is in furtherance of the Franklin Boulevard Redevelopment Plan adopted by the Sacramento City Council, and is consistent with the Franklin Boulevard 2005-2009 Implementation Plan goal of *eliminating and preventing the further spread of blight through rehabilitation of the Project Area*. It is also consistent with the Franklin Boulevard Urban Design Master Plan. This project will also meet many of the goals of the City of Sacramento's Small Public Places Policy.

Environmental Considerations:

California Environmental Quality Act (CEQA): Acquisition of property as described herein is in furtherance of the Franklin Boulevard Redevelopment Plan. Acquisition of property does not commit the Agency to proceed with a development project. California Environmental quality Act (CEQA) Guidelines Section 15004(b)(2)(A) allows for land acquisition where the Agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures, and future development of the land is subject to CEQA compliance. Once the scope of development of these properties has been defined, environmental review of the proposed project will be conducted. Therefore, this action is exempt from environmental review

Sustainability Considerations: The proposed Cultural Plaza project achieves the following City of Sacramento Sustainability Master Plan goals: Create "Healthy Urban Environments" through Restorative Redevelopment (*Public Health and Nutrition*); and provide accessible parks and open spaces, and maintain and expand the urban forest (*Parks, Open Space, and Habitat Conservation*).

Other: As part of the Agency's due diligence, Phase I Environmental Site Assessments (ESA) have been completed on all of the subject parcels at the project site. There are no Recognized Environmental Conditions (REC's) identified in the Phase 1 ESA's and there is no recommendation for Phase 2 ESA's on the site. The National Environmental Policy Act (NEPA) does not apply.

Committee/Commission Action: *Franklin Boulevard Business Association Redevelopment Subcommittee:* At its meeting of October 2, 2008, the subcommittee members considered the staff recommendation to purchase the above mentioned property. The meeting attendees expressed support for the project and for moving forward with the property acquisitions.

November 25, 2008

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Sacramento Housing and Redevelopment Commission: At its meeting of November 5, 2008, the Sacramento Housing and Redevelopment Commission considered the staff recommendation for this item. The votes were as follows:

AYES:

NOES:

ABSENT:

Rationale for Recommendation: The acquisition of properties on Franklin Boulevard, 21st Avenue and 32nd Street is a critical step toward the implementation of a major component of the Franklin Boulevard UDP. The Agency is developing a cultural plaza at this key intersection. Upon acquisition of the parcels the final configuration of the plaza will be determined with input from the community and key stakeholders. A staff report will be brought forward at a future date identifying financial resources to construct the plaza that will eventually be transferred to the City of Sacramento Parks department to operate as a small public urban plaza.

Financial Considerations: Staff estimates that the total cost to purchase the eight (8) parcels and associated costs will be approximately \$1.7 million. This report recommends the allocation of Franklin Boulevard non-housing tax increment funds for the purchase of the properties and related expenses which includes relocation, demolition and maintenance.

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

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Background

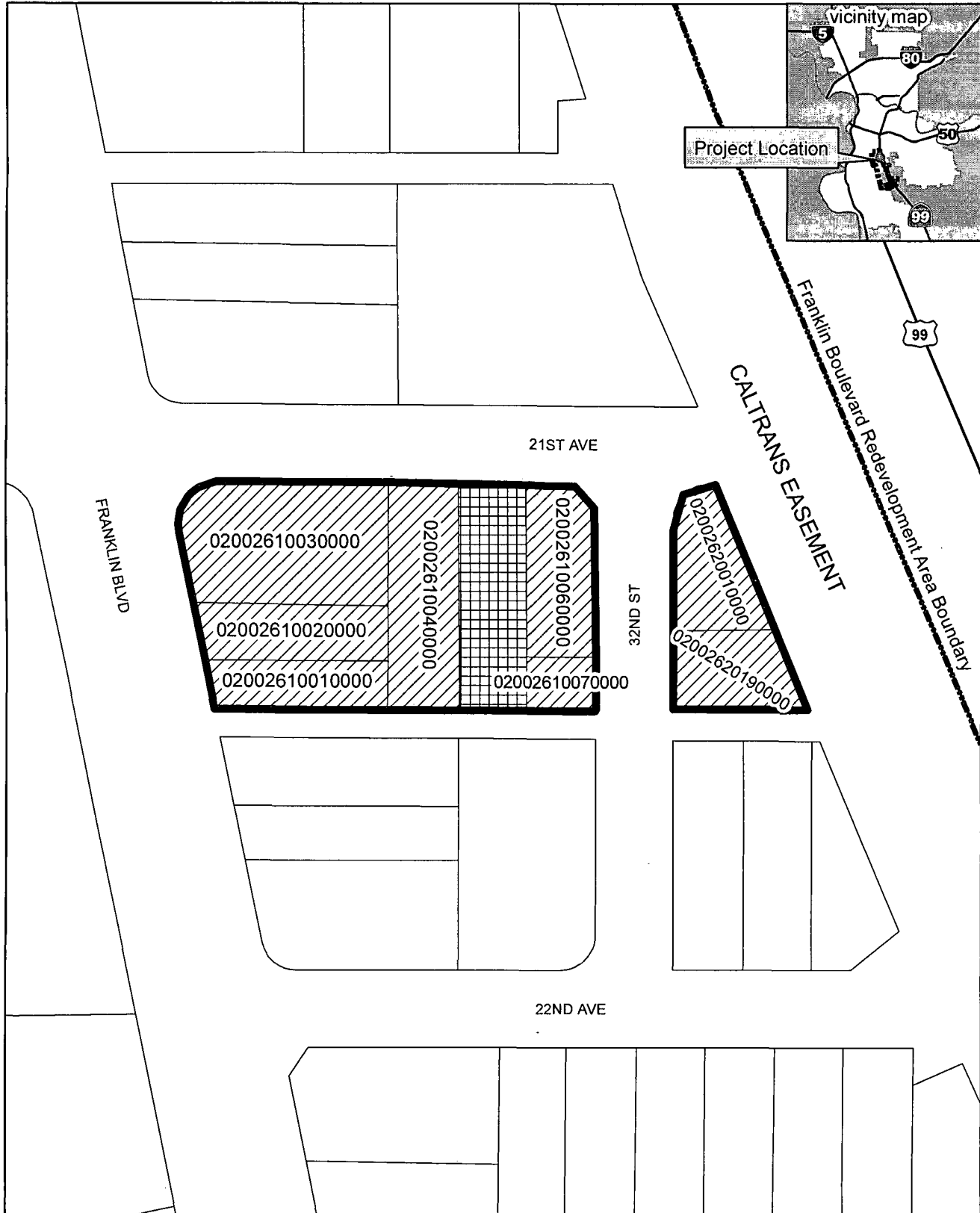
Acquisition of Properties for the Franklin Boulevard and 21st Avenue Cultural Plaza

The Franklin Boulevard Urban Design Master Plan (UDP) identifies the area at 21st and Franklin Boulevard as part of the Phillips Neighborhood, which contains businesses that have been identified as a “village center” for neighborhood serving commercial uses. The Phillips Neighborhood begins at 12th Avenue/Sutterville Road and extends south to 26th Avenue. The UDP recommends that the village center be located between 20th Avenue and 26th Avenue with a pedestrian-oriented street environment, buildings scaled to the pedestrian and located close to Franklin Boulevard to create a village atmosphere.

Franklin Boulevard and 21st Avenue has been identified in the UDP as a main connector to Oak Park and a proposed site for a cultural plaza. The plaza will provide open space that can be used for community celebrations, a farmers market, and other public events. The Agency is interested in helping the community realize this vision and is hoping to include all property located in the northern portion of this block (see Attachment 2 – Location Map). While acquiring all properties may not be feasible, the Agency strongly recommends the development of this plaza as this intersection connects with the Oak Park Redevelopment Area and future streetscape improvements that will take place on Martin Luther King Jr. Boulevard. The cultural plaza will reflect the area’s Hispanic heritage through its architecture, and provide businesses and residents with much needed open space in the heart of the Franklin Boulevard commercial corridor.



Franklin Boulevard and 21st Avenue Proposed Cultural Plaza Site



- Proposed Cultural Plaza Site
- Potential Acquisitions
- Purchase Authority Received

0 0.0125 0.025 Miles



SHRA GIS
October 22, 2008

RESOLUTION NO. 2008 -

Adopted by the Redevelopment Agency of the City of Sacramento

on date of

**AUTHORIZING ACQUISITION OF PROPERTY AT
4609 FRANKLIN BOULEVARD (APN 020 0261 001),
4601 FRANKLIN BOULEVARD (APN 020 0261 003),
FRANKLIN BOULEVARD (APN 020 0261 002),
21ST AVENUE (APN 020 0261 004), 3200 21ST AVENUE (APN 020 0262 001),
3160 - 21ST AVENUE (APN 020 0261 006), 4620 - 32ND STREET (APN 020 0261 007),
AND 4611 - 32ND AVENUE (APN 020 0262 019) FOR JUST COMPENSATION AND
AMENDMENT OF 2008 AGENCY BUDGET**

BACKGROUND

- A. The opportunity site consists of six (6) vacant parcels and two (2) occupied parcels. There are a total of eight (8) parcels.
- B. Acquisition of the property does not commit the Agency to proceed with a development project. California Environmental Quality Act ("CEQA") Guidelines Section 15004(b)(2)(A) allow for land acquisition where the agency will conduct CEQA review once the proposed project has been defined when the acquisition does not limit the choice of alternatives or mitigation measures and future development of the land is subject to CEQA compliance. Once the scope of development of the property has been defined, environmental review of the proposed project will be conducted. Therefore, this action is exempt from environmental review. The National Environmental Policy Act ("NEPA") does not apply.

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

- Section 1. All evidence presented having been duly considered, the findings, including the environmental findings as stated above, are approved.
- Section 2. Just compensation for the parcels to be acquired, Assessor's Parcel Number's 020 0261 001, 002, 003, 004, 006, 007 and 020 0260 001 and 019, is the fair market value determined by an independent appraisal.

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Section 3. The Executive Director, or her designee, is authorized to purchase the property identified in Section 2 for not substantially more than just compensation.

Section 4. The Executive Director, or her designee, is authorized to take all actions reasonably necessary to accomplish the purchase of the Property and prepare the site for eventual development, including establishment of just compensation, demolition, maintenance, and security.

Section 5. The Executive Director, or her designee, is authorized to amend the Agency budget to transfer \$1.7 million of Franklin Boulevard 80 percent tax increment funds to the project to fund all actions necessary to purchase the properties listed above.