

# Supplemental Material

For

## City of Sacramento

City Council

Housing Authority

Redevelopment Agency

Economic Development Commission

Sacramento City Financing Authority

## Agenda Packet

**Submitted:** October 12, 2007

**For the Meeting of: October 16, 2007 (afternoon)**



Additional Material



Revised Material

**Subject: Grant: Support a Proposition 50 River Parkway Program Grant for the Construction of a portion of the Docks Area Promenade**



Approved By: Beth Tincher

Beth Tincher, Sr. Project Manager, 808-7730



# REPORT TO THE REDEVELOPMENT AGENCY AND CITY COUNCIL of the City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
[www.CityofSacramento.org](http://www.CityofSacramento.org)

Staff Report  
October 16, 2007

**Honorable Mayor and Members of the City Council**  
**Honorable Chair and Members of the Board**

**Title:** Grant: Approve Docks Promenade Concept Design and Authorize Submission of a Proposition 50 River Parkway Program Grant Application for Construction of Docks Promenade - Phase I Construction

**Location/Council District:** The Docks Area is located along the eastern bank of the Sacramento River, north of the Sacramento Marina/Miller Park, west of Interstate 5 and south of Capitol Mall (Council Districts 1 and 4). The Docks Riverfront Promenade, part of the Sacramento River Parkway, will be located on top of the levee along the Sacramento River from O Street to Miller Park.

**Recommendation:**

**1) For City Council:**

- a. Adopt a Resolution: 1) Authorizing the submission of an application for a State of California Proposition 50 River Parkway Grant proposal for \$3 million for the construction of Phase I of the Docks Promenade along Sacramento's Riverfront, 2) Authorizing the City Manager or his designee to execute the agreement(s) related to applications and accepting the grant award.
- b. Adopt a Resolution: 1) Approving the Docks Promenade concept design, 2) Authorizing the establishment of a new Capital Improvement Project (CIP KD44) for the Docks Promenade Construction, 3) Establishing a revenue and expenditure budget of \$6,252,775 for the Docks Promenade Construction Project (KD44), 4) Authorizing the City Manager to enter into an Individual Project Agreement (IPA) to transfer the following funds to the Docks Promenade Construction Project.
  - i. \$1.1 million from the Merged Downtown Property Acquisition Fund (Fund 206)
  - ii. \$1.275 million from the Docks Acquisition Fund (Fund 206)

- iii. \$32,452 from the Old Sacramento Development Sites Fund (Fund 206)
- iv. \$58,246 from 3<sup>rd</sup> & Capitol Mall Acquisition Fund (Fund 206)
- v. \$97,077 from the Waterfront Restaurant Fund (Fund 206)
- vi. \$40,000 from Predevelopment Fund (Fund 206)

5) Authorizing the City Manager to transfer \$500,000 of Park Development Impact Fees (Fund 791) and \$150,000 of Quimby In Lieu Fees (Fund 710) to the Docks Promenade Construction CIP (KD44).

**2) For the Redevelopment Agency:**

a. Adopt a Redevelopment Resolution: 1) Authorizing transfer of Merged Downtown Tax Increment Funds from the following projects to the Docks Promenade Construction CIP (KD44):

- i. \$1.1 million from the Merged Downtown Property Acquisition Fund (Fund 206)
- ii. \$1.275 million from the Docks Acquisition Fund (Fund 206)
- iii. \$32,452 from the Old Sacramento Development Sites Fund (Fund 206)
- iv. \$58,246 from 3<sup>rd</sup> & Capitol Mall Acquisition Fund (Fund 206)
- v. \$97,077 from the Waterfront Restaurant Funds (Fund 206)
- vi. \$40,000 from Predevelopment Funds (Fund 206)

**Contact:** Beth Tincher, Senior Project Manager, 808-7730; Leslie Fritzsche, Downtown Development Manager, 808-5450; JP Tindell, Parks Planning and Community Manager, 808-1955

**Presenters:** Mike Zillis, Walker Macy; Beth Tincher, Sr. Project Manager

**Department:** Economic Development

**Division:** Downtown Development Group

**Organization No:** 4451

**Description/Analysis**

**Issue:** Across the nation, cities are devoting significant resources to reclaim their waterfronts. Sacramento is in the fortunate position to take advantage of a number of converging factors – robust regional growth, interest in mixed-use projects with views to the river, and an underutilized site ripe for development at the City's core – to create one of the nation's finest riverfronts. The Sacramento Riverfront Master Plan (SRMP), adopted by City Council in July 2003, provided the framework that identified the Docks area as a priority project. It will create a new riverfront neighborhood, connect Old Sacramento to Miller Park, support tourism and provide access to the water's edge. Though the Riverfront Master Plan set the stage, Sacramento has not taken full advantage of development

opportunities along the riverfront. The Proposition 50 grant provides an excellent opportunity to do that by providing funds for Phase I of the Docks Promenade.

The proposed promenade is a mile-long 20-foot-wide pedestrian and bicycle path extending from the existing promenade (Tower Bridge to O Street) to Miller Park (Attachment 3). The proposed Phase I project area extends from O Street to R Street. The design provides for active and passive recreational activities along the riverfront and connects to open space amenities in the Docks Development area. The proposed R Street Park will allow for further activation of the waterfront by providing an area for events and celebrations. The description of elements contained in Phase I is outlined in more detail in Attachment 4. The detailed design features of the promenade and park elements will be presented to the Parks Commission and City Council in February 2008.

The development of the Docks Promenade is important to Sacramento as it will achieve the following benefits:

- Provides a catalyst for the redevelopment of the Docks area a mixed-use urban development
- Stimulates the use of a Brownfields site, thus improving area property values and generating tax increment revenue
- Takes advantage of the limited opportunity for riverfront development and parks
- Bolsters the economic viability of Old Sacramento and the Downtown
- Promotes SMART growth principles within the Downtown
- Reinvigorates underutilized City resources such as Miller Park
- Connects south Sacramento via Miller Park and the east bank of the Sacramento River to North Sacramento via the Two Rivers Trail thus linking Sacramento's neighborhoods
- Provides a regional recreational amenity that supports the neighborhood, Downtown, the region and the tourist industry
- Protects and celebrates the river's ecological value

**Policy Considerations:**

City of Sacramento 2005-2010 Parks and Recreation Master Plan – Applying for grant funding is consistent with the policies in the City's *2005-2010 Parks and Recreation Master Plan* including:

**Policy 6.6:** Actively pursue grants, donations and sponsorships from the public, private, and nonprofit sectors.

**Policy 6.12:** Base budget priorities on timely issues or needs, and the Parks and Recreation Master Plan and Parks and Recreation Programming Guide (PRPG) as adopted by the City Council.

Providing the Promenade facility is also consistent with the City's strategic plan to achieve sustainability and livability and to expand economic development throughout the City.

Sacramento Riverfront Master Plan - The recommended actions are consistent with prior City Council direction related to the implementation of the 2003 Sacramento Riverfront Master Plan. In addition, City Council provided direction to staff in May, 2006 to issue a Request for Proposals for the Promenade. Walker Macy was awarded the promenade design contract in August 2006. The preliminary concept options were presented at a Community Workshop in April 2007.

Redevelopment Agency of the City of Sacramento – The recommended actions are consistent with the Amended Merged Downtown Redevelopment Plan, the 2005-2009 Merged Downtown Redevelopment Plan and the 2005-2007 Docks Area Community Planning Process. Redevelopment of the Docks Area will eliminate blight by 1) eliminating environmental deficiencies in the Merged Project Area, including mixed uses, small and irregular lots, obsolete, aged and deteriorated buildings, inadequate public improvements, and uneconomic land uses; and 2) strengthening retail and other commercial functions in the downtown area by the installation of needed site improvements either inside or outside the Merged Project Area to stimulate new commercial expansion, employment and economic growth.

**Environmental Considerations:** An initial study has been prepared for the design and construction of the Docks Promenade from O Street to Miller Park. The initial study will be circulated by the Agency by October 19, 2007. Staff anticipates that a Mitigated Negative Declaration will be prepared and will return to the Agency along with 60% design sets for consideration of the Mitigated Negative Declaration and approval of the design by March, 2008.

Support for a capital grant proposal does not constitute a "project" and therefore is exempt from the California Environmental Quality Act (CEQA) according to Guidelines Section 15601(b)(3).

**Rationale for Recommendation:** Through the adoption of the 2003 Sacramento Riverfront Master Plan, the City identified the Docks Area as a short- term opportunity site for the development of significant public open space and recreational amenities and for the development of waterfront-oriented mixed-use project creating an active new riverfront neighborhood with a strong orientation to the River. Two key elements outlined in the SRMP for the Docks Area are:

- Connecting the Central Promenade to Miller Park: provide a combined pedestrian/bicycle path connecting the existing promenade at O Street to Miller Park;
- Provide public access to the water's edge: provide additional public access to the river. Access may include boat docks or fishing piers.

Development of the Promenade and R Street Park will be a catalyst for the Docks redevelopment and meets the following project goals:

- Continued progress toward successful implementation of the 2003 Sacramento Riverfront Master Plan and the realization of the Master Plan goals;
- Redevelopment of the Docks Area as a mixed-use neighborhood that provides public access to the riverfront; pedestrian and bicycle linkages that integrate the area with the adjacent waterfront and downtown; and high-quality public space, including a riverfront promenade.
- Continued improvement of bicycle and pedestrian access throughout the city, including creation of a bike trail and walking path across the R Street Bridge over I-5;
- Development of a place for gatherings, celebrations and events at the entrance of the Docks project area through the development of the R Street Park;
- Integration of the Promenade with the open space elements in the Docks development area and the R Street bicycle/pedestrian bridge.

Staff is recommending that the City Council and the Agency approve the concept design of the Promenade and support the preparation of a grant proposal for the construction of Phase I of the Docks Promenade.

**Financial Considerations:**

The recommended actions will establish a new Capital Improvement Project (CIP) and revenue and expense budget for the Docks Promenade Construction Project and will establish an initial revenue and expenditure budget of \$6,252,775. City staff plans to pursue additional grant funds for the construction of the promenade. In the meantime, however, to be as competitive an application as possible, the necessary funds must be identified prior to grant application submittal. Staff is recommending reallocating funds that had been identified for property purchases in the Docks area. These properties are not needed for Phase I of the development project. The amounts listed below reflect the allocation of downtown tax increment funding, Parks Development Impact Fees and Parks Quimby In Lieu Fees to meet the grant application requirements.

Staff is requesting approval of the Docks Promenade concept design, support for the submittal of a \$3 million Proposition 50 Grant Application to fund construction of Phase

I of the Docks Promenade, and support for matching funds of \$6,252,775. The City received a previous Proposition 50 grant award of \$340,000 for the project in 2007, which will be used to acquire additional easements to accommodate the development of the promenade to Miller Park.

The major line items in the cost estimate include:

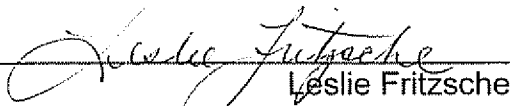
O to R Street Promenade:	\$4,836,596
R Street Park	422,179
Rail Realignment	171,000
Front Street Realignment	<u>823,000</u>
Total Cost	\$6,252,775

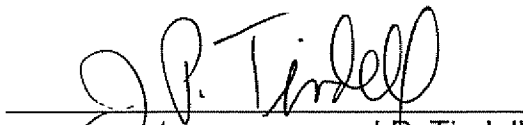
More detailed costs are outlined in Attachment 5.

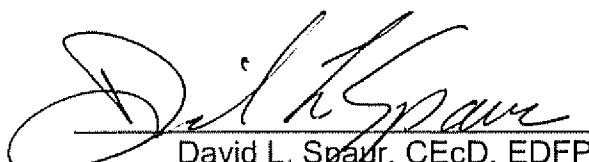
Docks Promenade Phase I Construction Budget Summary

Proposition 50 Funds	\$3,000,000
Downtown Tax Increment	2,602,775
Park Development Impact Fees	500,000
Quimby In Lieu Fees	<u>150,000</u>
Total Budget	\$6,252,775

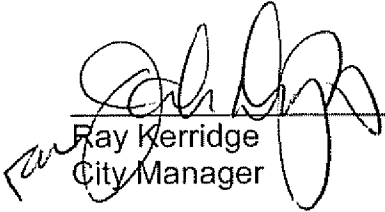
**M/WBE Considerations/ Emerging Small Business Development (ESBD):**  
Not applicable

Respectfully Submitted by:   
Leslie Fritzsche  
Downtown Development Manager  
on behalf of the Redevelopment Agency  
of the City of Sacramento

  
J.P. Tindell  
Parks Planning and Community Manager  
Department of Parks and Recreation

Approved by:   
David L. Spaur, CEcD, EDFP  
Director, Economic Development

Recommendation Approved:



Ray Kerridge  
City Manager

<b>Table of Contents:</b>	<u>Page</u>
Report	1
<b>Attachments</b>	
1    Background	8
2    Docks Area Map and Promenade Location	10
3    Preferred Promenade Design, Promenade Perspective and Overlook	11
4    Phase I Project Description	14
5    Phase 1 Costs	15
6    City Council Resolution – Proposition 50 Application	16
7    City Council Resolution – Establish IPA	18
8    Redevelopment Agency of the City of Sacramento Resolution	20

## Background

### Promenade and R Street Park Design

In August, 2006, Walker Macy was awarded a contract for the Docks Promenade design. On October 26, 2006, the sixth Docks Area Community Workshop was held. This workshop introduced Ned Kahn, a prominent public artist who was selected to complete the art plan for the Docks Promenade.

On April 11, 2007 the design team met with the City's project Technical Advisory Committee (TAC), neighborhood groups, outside agencies and organizations to discuss the development of Promenade concept plans.

On April 18, 2007, the Redevelopment Agency held the seventh Docks Area Community Workshop. Wallace Roberts and Todd presented refined land use plans for the Docks Area plan and Walker Macy presented design options for the Promenade. This workshop also served as an additional scoping meeting for environmental documents.

Additional stakeholder and the TAC meetings were held over the lunch hour on June 13, 2007 to allow for additional input as refinements to the promenade design concepts were developed. As a result of these meetings, a preferred alternative was selected for development of design drawings.

On June 13, 2007, prominent public artist Ned Kahn presented refined concepts for the promenade art program to the Art in Public Places/Sacramento Metropolitan Arts Commission and received additional input for refinements to the art program for the promenade.

Presentations to the City's Sacramento's Disability Advisory Commission and the Parks and Recreation Commission are scheduled for November/December, 2007 to allow for input prior to the development of 60% design drawings. The detailed design features of promenade and park elements will be presented to Parks Commission and City Council in February 2008.

### City of Sacramento Promenade Funding Sources

The Parks and Recreation Programming Guide (PRPG) identifies and prioritizes unfunded parks and recreation capital project needs. There are insufficient resources to implement all the projects identified through the PRPG process. Park Development Impact Fees, Quimby In Lieu Fees and Landscape and Lighting Assessment Funds are the major funding sources for park and recreation development, repair and renovation.

Parks and Recreation staff is recommending that \$500,000 of Downtown Park Development Impact Fees be used for the development of the 0.25 acre R Street Park

and \$100,000 of Quimby In Lieu Fees toward the construction of the Promenade since the Promenade will provide recreational opportunities to the adjacent neighborhood.

The Department of Transportation identifies and prioritizes projects through the Transportation Programming Guide Process (TPG). The Promenade does not currently fit into a TPG category and is not included in the 2006 TPG. The portion of the project from O Street to R Street is listed in the City's Bicycle Master Plan, but there currently are no funds available for additional bicycle projects. There will be opportunities to apply for State Bicycle Transportation Account Funds (BTA) once the R Street Bridge funds have been spent. The City must acquire an easement from State of California Department of State Parks to develop the R Street Bridge improvements.

#### Proposition 50 California River Grant Program

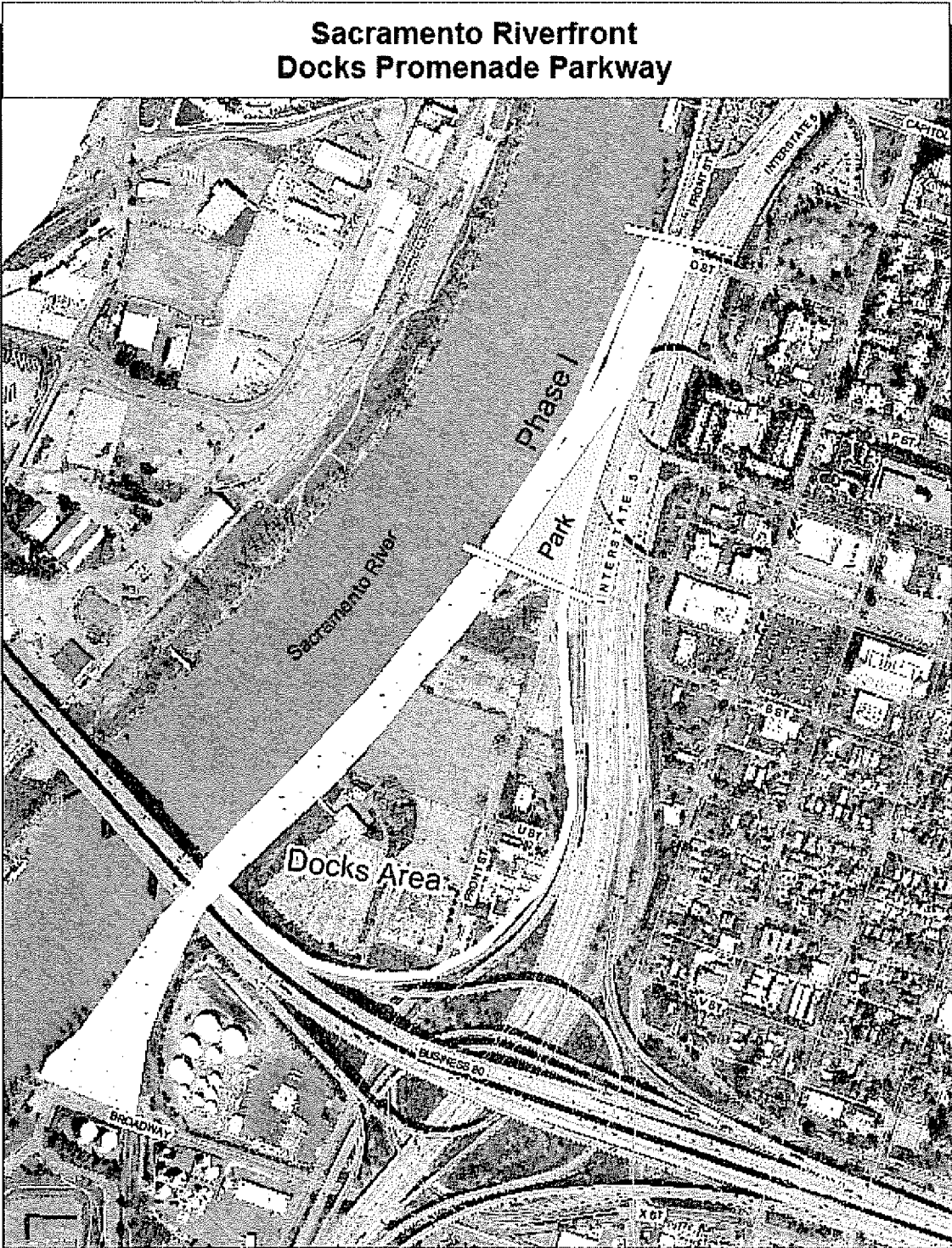
In 2002, the California voters passed Proposition 50, the Water Security, Clean Drinking Water, Coastal and Beach Protection Act. The act authorized the Legislature to appropriate funds for the acquisition, restoration, protection and development of river parkways. The California River Parkways Program, a competitive grant program administered by the Office of the Secretary for Resources, awards funds to public agencies and nonprofit organizations to develop river parkways in their communities. The grant program was developed with the assistance of a technical review committee consisting of biologists, geomorphologists, ecologists, and recreation and public health professionals.

Eligible projects must provide public access or be a component of a larger parkway plan that provides public access. In addition, the project must meet two of the following conditions:

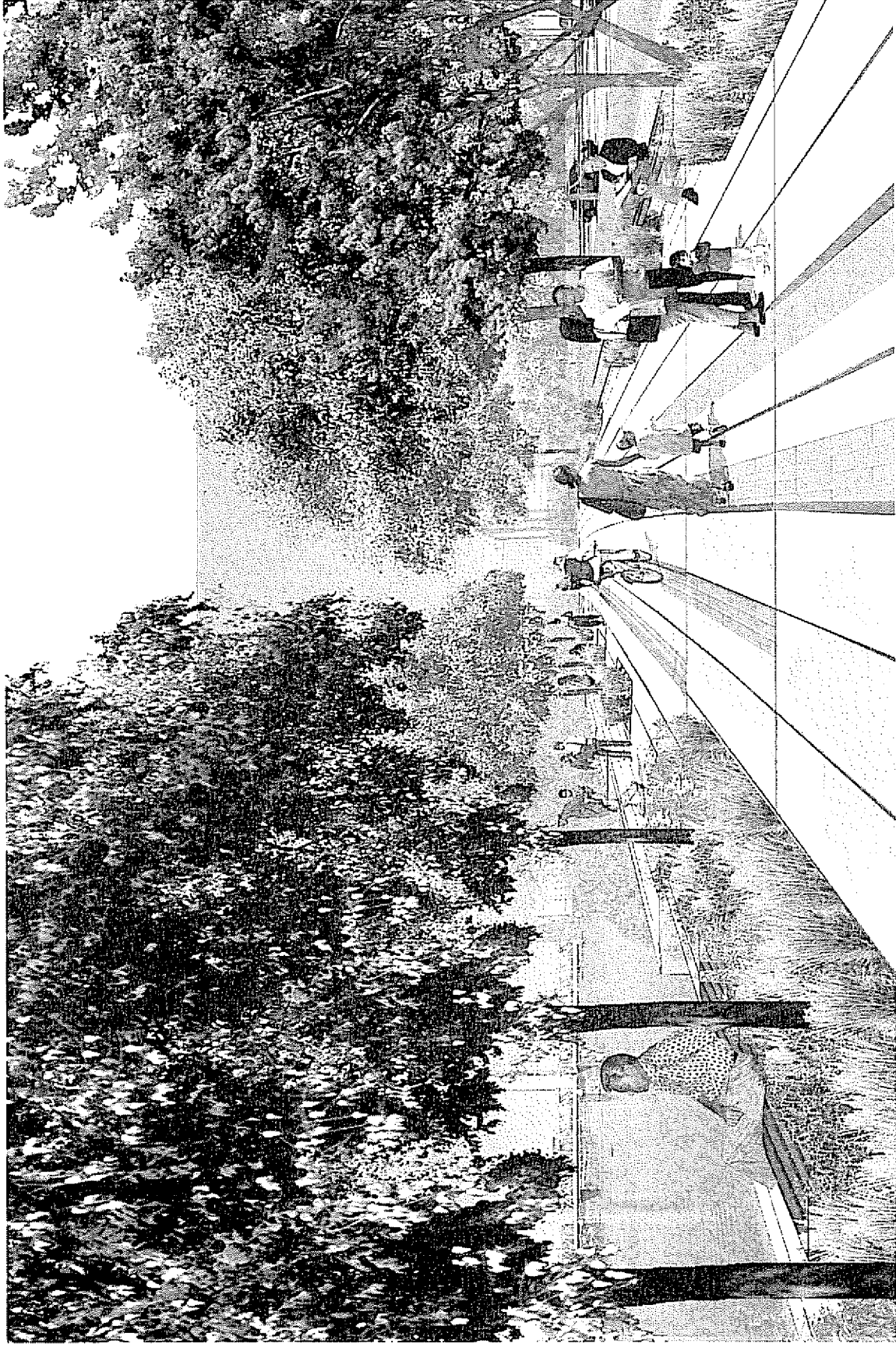
- Provide compatible recreational opportunities including trail for strolling, hiking, bicycling, and equestrian uses along rivers and streams.
- Protect, improve, or restore riverine or riparian habitat, including benefits to wildlife Habitat and water Quality.
- Maintain or restore the open-space character of lands along rivers and streams so that they are compatible with periodic flooding as part of the flood management plan or project.
- Convert existing developed riverfront land into uses consistent with river parkways.
- Provide facilities to support or interpret river or stream restoration or other conservation activities.

The City currently has a total of \$3,850,000 in River Parkway Program Funds from the Proposition 13, Proposition 40, and Proposition 50 Resource Bonds.

Map of the Docks Area, Promenade and Docks Promenade Phase I



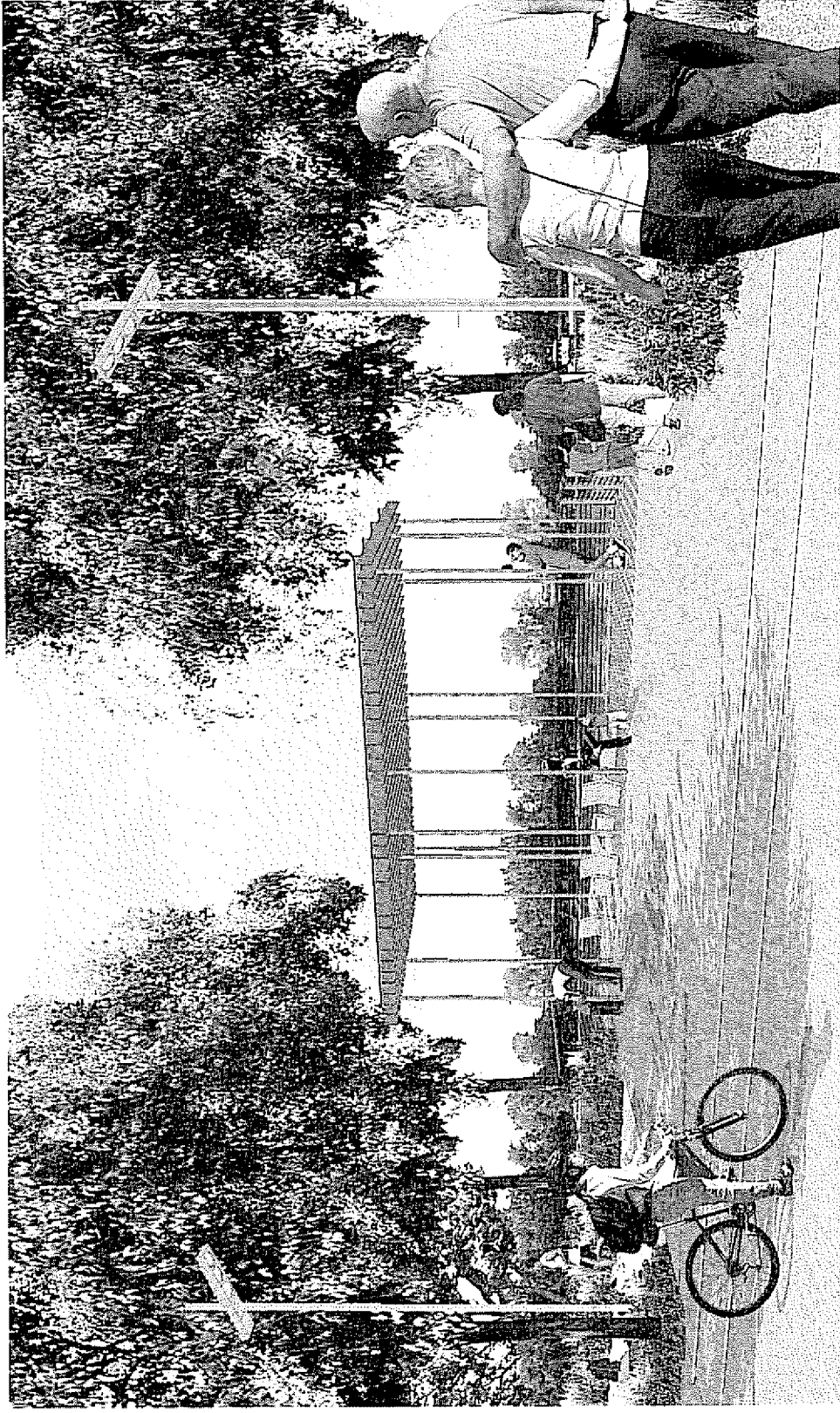




Walker Macy  
Visual Consulting Group  
Medford, MA

## Promenade

The Decis Riverfront Parkway  
The City of Salem | 10.10.07



Walker Macy  
Walker Macy Architects  
Walker Macy, Inc. 1000 10th Street, San Francisco, CA 94103

## Overlook

The Decks Riverfront Parkway  
The City of Sacramento June 13, 2007

**The Docks Riverfront Promenade – Phase I  
Abbreviated Project Description**

- Northerly project limit at 'O' Street circle of lights.
- Transition between new promenade to existing promenade just south of the Circle of Lights.
- Between 'P' and 'Q' Street, shift Front Street 5 ft. to the east to accommodate promenade and excursion train rail line.
- Promenade will be cantilevered a maximum of 8 ft. between 'O' Street and 'R' Street. Cantilever will be constructed of panels of ADA compliant grating that can be removed to access bank for maintenance. Second option of supporting promenade at cantilever with sheet pile wall will be priced.
- Cantilevered or sheet pile wall overlook with shade structure at 'P' Street.
- Sheet pile wall overlook with shade structure at 'Q' Street; create circulation node at terminus of 'R' Street Bridge. Future project will include bike and pedestrian bridge crossing river to West Sacramento.
- Overlook at 'R' Street with fog vessel. Fog vessel will have steel structure, swinging perforated stainless steel fins and fog misters. Future project will include pile supported pier and visitors dock.
- Promenade paving consists of scored concrete paving with inlaid bands of linear pre-cast concrete pavers abutting steel 'rails' reminiscent of historic rail lines at the Docks.
- Paving at overlook 'piers' consists of linear pre-cast concrete pavers to mimic historic waterfront planks at the Docks.

**Attachment 5**

**Docks Riverfront Promenade – Phase One ‘O’ to ‘R’ Street  
30% Construction Documentation Construction Cost Summary**

Phase One

O to R Street Promenade

Site preparation and grading	261,050.00	
Scored concrete paving	421,250.00	
Cantilevered walkway	736,010.00	
Railings and fencing	628,150.00	
Concrete seat walls	22,000.00	
Concrete walls	300,010.00	
Sheet pile wall at overlook	633,000.00	
Flood wall retrofit	450,000.00	
Planting and irrigation	414,091.00	
Site furnishings	151,035.00	
Site lighting, and utilities	<u>820,000.00</u>	
		4,836,596.00

R Street Park

Site Preparation and demolition	45,000.00	
Pedestrian paving	185,666.00	
Concrete seat walls	27,500.00	
Planting and irrigation	78,638.00	
Site furnishings	54,125.00	
Site lighting and power	<u>31,250.00</u>	
		422,179.00

Rail Realignment 171,000.00

Front St. Realignment 823,000.00

Grand Total Phase One 6,252,775.00

**RESOLUTION NO. 2007**

Adopted by the Sacramento City Council

**APPROVING THE APPLICATION FOR GRANT FUNDS  
FOR THE CALIFORNIA RIVER PARKWAYS GRANT PROGRAM  
UNDER THE WATER SECURITY, CLEAN DRINKING WATER, COSTAL  
AND BEACH PROTECTION ACT OF 2002 (Proposition 50)**

**BACKGROUND**

- A. The Legislature and Governor of the State of California have provided funds for the program shown above; and
- B. The Resources Agency has been delegated the responsibility for the administration of this grant program;
- C. Said Procedures established by the State Resources Agency require a resolution certifying the approval of application(s) by the Applicants governing board before submission of said application(s) to the State; and
- D. The applicant, if selected, will enter into an agreement with the State of California to carry out the Project.

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

- Section 1. Approves the filing of an application for \$3 million for Phase I - Docks Promenade Construction project.
- Section 2. Certifies that Applicant understands the assurances and certification in the application, and
- Section 3. Certifies that the Applicant or title holder will have sufficient funds to operate and maintain the Project (s) consistent with the land tenure requirements; or will secure the resources to do so, and
- Section 4. Certifies that it will comply with the provisions of Section 1771.8 of the State Labor Code regarding payment of prevailing wages on Project awarded Proposition 50 Funds, and
- Section 5. Certifies that the Applicant will maintain and operate the property developed pursuant to this grant for a period of 25 years, and

Section 6. If applicable, certifies that the Project will comply with any laws and regulations including, but not limited to, legal requirements for building codes, health and safety codes, disabled access laws, and that prior to commencement of construction, all applicable permits will have been obtained, and

Section 7. Appoints the City Manager, Assistant City Manager, or Director of Economic Development, or designee, as agent to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests, and so on, which may be necessary for the completion of the aforementioned Project(s).

**RESOLUTION NO. 2007**

Adopted by the Sacramento City Council

**AUTHORIZING THE CITY MANAGER OR HIS DESIGNATED REPRESENTATIVE TO EXECUTE ALL NECESSARY AGREEMENTS, AND ESTABLISH RELATED REVENUE AND EXPENDITURE BUDGETS FOR THE STATE OF CALIFORNIA RIVER PARKWAYS GRANT FUNDS (Proposition 50)**

**BACKGROUND**

- A. The California River Parkways Program (funded through Proposition 50), a competitive grant program administered by the Office of the Secretary for Resources, awards funds to public agencies and nonprofit organizations to develop river parkways in their communities.
- B. There is currently \$20 million available for the 2007 round to Proposition 50 River Parkways Program. Staff recommends that the City request the maximum allowed which is \$3 million.
- C. In July 2003, the City Council of the City of Sacramento accepted the Sacramento Riverfront Master Plan (Master Plan). The Master Plan includes the Docks Area as an opportunity site. The original concept for the Docks Area included a mixed-use neighborhood and a riverfront promenade.
- D. In 2005-2007, the City of Sacramento (City) engaged in an extensive community planning process to further define the Docks Area. The Docks Area community planning process resulted in an concept plans for a high-density, mixed-use neighborhood with a riverfront promenade along the Sacramento River.
- E. In August 2006, the City Council awarded a contract to Walker Macy for the Docks Promenade Design.

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

Section 1. The Docks Promenade Concept Design is approved.

Section 2. The City Manager or his designee is authorized to conduct all negotiations, execute and submit all documents including, but not limited to applications, agreements, payment requests, and so on, which may be necessary for the completion of the aforementioned project(s), and

Section 3. The City Manager or his designee is authorized to establish a new Capital Improvement Project (CIP KD44) for Docks Promenade Construction Funds, and

Section 4. The City Manager is authorized to establishment a revenue and expenditure budget of \$6,252,775, for Docks Promenade Construction Project (KD44), and

Section 5. The City Manager or his designee is authorized to enter into an Individual Project Agreement (IPA) to transfer the following funds to the Docks Promenade Construction Project (KD44).

- i. \$1.1 million from the Merged Downtown Property Acquisition Fund (Fund 206)
- ii. \$1.275 million form the Docks Acquisition Fund (Fund 206)
- iii. \$32,452 from the Old Sacramento Development Sites Fund (Fund 206)
- iv. \$58,246 from 3<sup>rd</sup> & Capitol Mall Acquisition Fund (Fund 206)
- v. \$97,077 from the Waterfront Restaurant Funds(Fund 206)
- vi. \$40,000 from Predevelopment Funds(Fund 206)

Section 6. The City Manager or his designee is authorized to transfer of \$500,000 of Downtown Parks Development Impact Fees (Fund 791) for the development of R Street Park and the transfer \$150,000 of Downtown Quimby In Lieu fees (Fund 710) to the Docks Promenade Construction Project is approved.

**RESOLUTION NO. 2007-**

Adopted by the Redevelopment Agency  
of the City of Sacramento

**MERGED DOWNTOWN SACRAMENTO REDEVELOPMENT PROJECT AREA:  
DOCKS AREA CAPITAL IMPROVEMENT PROJECT;  
GRANT AGREEMENTS AND FUNDING**

**BACKGROUND**

- A. The California River Parkways Program (funded through Proposition 50), a competitive grant program administered by the Office of the Secretary for Resources, awards funds to public agencies and nonprofit organizations to develop river parkways in their communities.
- B. There is currently \$20 million available for the 2007 round to Proposition 50 River Parkway Program. Staff recommends that the City request not more than the maximum allowed which is \$3 million.
- C. In July 2003, the City Council of the City of Sacramento accepted the Sacramento Riverfront Master Plan (Master Plan). The Master Plan includes the Docks Area as an opportunity site. The original concept for the Docks Area included a mixed-use neighborhood and a riverfront promenade.
- D. In 2005-2007, the City of Sacramento (City) engaged in an extensive community planning process to further define the Docks Area. The Docks Area community planning process resulted in an concept plans for a high-density, mixed-use neighborhood with a riverfront promenade along the Sacramento River.
- E. In August 2006, the City Council awarded a contract to Walker Macy for the Docks Promenade Design.

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

- Section 1. After due consideration of the evidence presented, the findings, including the environmental findings regarding this action as stated in the staff report that accompanies this Resolution, are approved.

Section 2. Pursuant to section 33445 of the Health and Safety Code of the State of California, the Agency makes the following findings:

- a) The Docks Area Project, including the construction of promenade improvements are of benefit to the Merged Downtown Redevelopment Project Area because the improvements will be a catalyst for development of a high-density mixed-use development and the remediation of a Brownfields site.
- b) There are no other reasonable means of financing a portion of the Project and funds must be committed prior to the grant application.
- c) The use of redevelopment area tax increment proceeds for the Project will result in the elimination of blighting influences of inadequate, under-capacity and dilapidated infrastructure inside the Project Area and the Project is consistent with the implementation plan adopted pursuant to Health and Safety Code of the State of California, section 33490.

Section 3. The Director or his designee is authorized to transfer via IPA a \$1.1 million of tax increment funds from the Merged Downtown Property Acquisition Fund is transferred to the new Docks Promenade Construction Fund (KD44).

Section 4. The Director or his designee is authorized to transfer via IPA a \$1.275 million of the Merged Downtown tax increment from the Docks Acquisition Fund to the Docks Promenade Construction Project.

Section 5. The Director or his designee is authorized to transfer the following project funds via IPA from the Merged Downtown tax increment funds to the Docks Promenade Construction Project.

- i. \$32,452 from the Old Sacramento Development Sites Fund
- ii. \$58,246 from the 3<sup>rd</sup> and Capitol Mall Acquisition Fund
- iii. \$97,077 from the Waterfront Restaurant Fund
- iv. \$40,000 from the Predevelopment Fund