



**SACRAMENTO  
HOUSING AND REDEVELOPMENT  
AGENCY**



6

April 4, 1989

Budget and Finance Committee  
of the City Council  
Sacramento, CA

Honorable Members in Session:

SUBJECT: Request for Proposals and Execution of Contract for  
Consultant Services for Proposed Richards Boulevard  
Redevelopment Plan

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  
approving the Request for Proposals and budget allocations.

Respectfully submitted,

ANDREW J. PLESCIA  
Acting Executive Director

TRANSMITTAL TO COMMITTEE:

for:   
JACK R. CRIST  
Deputy City Manager

Attachment



# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



6

April 11, 1989

Redevelopment Agency of the  
City of Sacramento  
Sacramento, California 95814

Honorable Members in Session:

**SUBJECT:** Request for Proposal (RFP) and Execution of Contract for  
Consultant Services for Proposed Richards Boulevard  
Redevelopment Plan

## SUMMARY

Attached is a resolution by which the Acting Executive Director is authorized to issue a Request for Proposals, establish a selection committee, and enter into a contract for consultant services related to the adoption of the Redevelopment Plan for the proposed Richards Boulevard Project Area. Staff recommends that you adopt the attached resolution.

## BACKGROUND

At its regular meeting of January 10, 1989, the City Council adopted Resolution No. 89-040, "Designation of Richards Boulevard as a Redevelopment Survey Area." On the same date, the Redevelopment Agency adopted Resolution No. 89-004 authorizing the Executive Director to take such steps as are necessary for preliminary review of the Survey Area as a redevelopment project area.

Some of the essential aspects of the preliminary review include the following analyses:

1. Existing vs. potential land uses;
2. Market demand for potential new uses;
3. The impact of existing blighting conditions;
4. The financial feasibility of redevelopment;
5. The impact of redevelopment on existing housing; and
6. Use of the 20 percent of tax increment revenues to improve the supply of low- to moderate-income housing.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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City of Sacramento.  
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Conditions unique to the Richards Boulevard area, such as major traffic and traffic circulation problems and homeless and transient populations, and plans to deal with that population would impact the proposed redevelopment project area significantly. These conditions should also be considered as critical parts of the preliminary review. Staff will require the assistance of an economic development and land use consultant to undertake these analyses and to draft a proposed action program. The report prepared by the consultant would be the eventual basis for the preliminary report, the redevelopment plan and the implementation strategy. Information provided will identify those "starter" projects which are prerequisite to the encouragement of additional development. It will also define and recommend various funding sources other than tax increment which will help ensure the completion of redevelopment goals for the revitalization of the Richards Boulevard area.

The responsibilities of the consultant are more completely outlined in the Request for Proposal, attached as Exhibit "A." Staff has allocated six months time to complete this work and return to your board. The new target date for adoption of the plan would then be November, 1990. Staff recommends proceeding in this manner in order to expedite the lengthy plan adoption process.

The attached resolution authorizes the Acting Executive Director to issue a Request for Proposals, establish a selection committee and enter into a contract with a consultant for the desired services.

## FINANCIAL DATA

The total cost of this contract is not expected to exceed \$75,000. The Agency's 1989 approved Capital Budget includes \$50,000 for hiring consultants for Richards Boulevard (Organization 6300, Fund 102, Account 4222, Cost Center A00207). An additional \$25,000 has also been reserved from the contingency funds in the Economic Development Division's consultant account (Organization 2455, Fund 102, Account 4222, Cost Center A00200).

We are requesting a transfer of the Economic Development Division's consultant account funds of \$25,000 (A00200) into the Richards Boulevard project (A00207) to maintain the total expenditures under one project.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Redevelopment Agency of the  
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## POLICY IMPLICATIONS

The attached Request for Proposals defines Agency staff concerns relative to land use, program implementation and financial planning for the proposed Richards Boulevard Project Area. The consultant hired will work with Agency staff and the Agency's advisory boards to formalize policy recommendations to the City of Sacramento and the Redevelopment Agency for their adoption.

## WBE/MBE CONSIDERATIONS

Staff has reviewed the MBE/WBE Directory for land use planning and economic studies and will transmit copies of the Request for Proposals to all MBE/WBE's which have been certified for specified professional services.

## ENVIRONMENTAL REVIEW

The retention of a consultant to prepare a plan is categorically exempt under Section 15378(b)(3) of the California Environmental Quality Act. The CEQA process will be initiated, however, once the plan is developed and is subject to the approval process.

## VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of April 3, 1989, the Sacramento Housing and Redevelopment Commission adopted a motion recommending that you approve the attached resolution. The votes were as follows:

AYES:

NOES:

ABSENT:

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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Redevelopment Agency of the  
City of Sacramento  
April 11, 1989  
Page 4

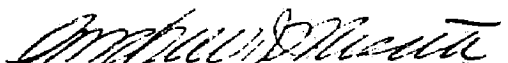
## RECOMMENDATION

It is staff's recommendation that you adopt the attached resolution which authorizes the Acting Executive Director to:

1. Issue a Request for Proposals for consultant services;
2. Appoint a Selection Committee;
3. Execute a contract for consultant services; and
4. Amend the Agency budget accordingly;

all related to the adoption of the Redevelopment plan for the proposed Richards Boulevard Redevelopment Project Area.

Respectfully submitted,

  
ANDREW J. PLESCIA  
Acting Executive Director

AJP/BK:cmc

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Betty Kosman, Program Manager  
440-1355

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# RESOLUTION NO.

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

## REQUEST FOR PROPOSALS FOR, AND RETENTION OF, CONSULTANT FOR PROPOSED RICHARDS BOULEVARD REDEVELOPMENT PLAN

NOW, THEREFORE, BE IT RESOLVED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO:

Section 1: The Acting Executive Director is hereby authorized to issue a request for proposals ("RFP") in the form attached, for consultant services in connection with the proposed Richards Boulevard Redevelopment Plan.

Section 2: The Acting Executive Director is hereby authorized to establish and appoint members to a selection committee, to be composed of the following members:

1. One Housing and Redevelopment commissioner;
2. One member of Richards Boulevard Trade Association;
3. One Richards Boulevard social service agency representative;
4. One Agency staff person; and
5. One City staff person;

for the the purpose of entering into a professional services contract for specific redevelopment plan services as outlined in the attached RFP.

Section 3: The selection committee is directed to select, and recommend to the Acting Executive Director, a consultant from these submitting proposals in response to the RFP.

Section 4: The Acting Executive Director is authorized to execute a professional services contract with the selected consultant, on terms approved by Agency counsel and in an amount not to exceed \$75,000 for the described redevelopment plan adoption services.

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Section 5: The Acting Executive Director is authorized to amend the 1989 Agency Budget.

\_\_\_\_\_  
CHAIR

ATTEST:

\_\_\_\_\_  
ASSISTANT SECRETARY

1100WPP2(289)

## REQUEST FOR PROPOSALS

Richards Boulevard Redevelopment PlanSUMMARY

The Redevelopment Agency of the City of Sacramento is in the process of preparing a Redevelopment Plan for the Richards Boulevard Industrial area. The proposed new Project Area is generally bounded by the American River on the north, the Southern Pacific Railroad on the south, the Sacramento River on the west, and the extension of 28th Street on the east. (See Attachment "A," Map of Redevelopment Survey Area.) This area is immediately adjacent to the Alkali Flat Redevelopment Project Area and the downtown Central Business District, which is also a Redevelopment Project Area.

In order that redevelopment and revitalization may progress in a logical and cohesive manner, an implementation strategy must be prepared and adopted which establishes policies and specific programs that are realistic and achievable in the next three decades.

The Agency is seeking a multi-disciplinary consulting team with a proven record of accomplishments to carry out a variety of studies, which will identify the potential for development of specific uses and to prepare the necessary plans and programs for the implementation of the Redevelopment Plan. The consultant will be expected to conduct the appropriate studies, consult with a variety of government, business and citizen groups, prepare an implementation program and financing strategies.

The consultant fee for this activity shall not exceed \$75,000 and the time schedule for delivery of the product is 180 days. The consultant is requested, as part of its proposal, to submit a fee schedule and estimated total cost to deliver the product described in the scope of services. Proposals must be submitted to the Redevelopment Agency, 630 "I" Street, Sacramento, CA 95814, Attn: Agency Clerk, not later than 5:00 p.m., May 12, 1989.

BACKGROUND

In 1987, the City of Sacramento employed an internationally-known economic consultant, the Fantus Company, with offices located in Chicago, Hong Kong and Amsterdam. The Richards Boulevard area was one of five locations studied by the Fantus Company for industrial development. Though the Richards Boulevard area was identified as located advantageously close to the Downtown, its development has been impeded by a number of serious problems, which include inadequate and outdated infrastructure, poor land use and traffic circulation, excessive impact from transient individuals, and general deterioration and blight.

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Staff has developed some tentative activities which may serve to mitigate some of the problems outlined above. These activities include: improvement of traffic circulation systems, improved access to public park areas, improvement of a deficient water drainage system, improvement of land use by assembly of vacant and/or underutilized parcels for intensified development, consolidation of social service facilities, replacement of substandard housing, and beautification of entrance to City via State Highway 160 and Twelfth Street. Please see Attachment "B" for more complete activity descriptions. The function of the consultant selected will be to formalize, delineate, improve upon and refine these plans.

#### INFORMATION AND MATERIALS TO BE PROVIDED

Please include the following information in all submissions:

##### 1. Experience

- a. Experience in the development of land use master plans for urbanized areas;
- b. Experience in the preparation of market and economic analyses related to land use;
- c. Experience in the formulation of commercial development and financing plans and feasibility analyses;
- c. Experience in the analysis of traffic circulation studies and plans including provision of supporting infrastructure;
- d. Experience in citizen's participation processes;
- e. Experience in the development of urban design standards relating to height, density, bulk, locational criteria, and setbacks and in beautification, infrastructure coordination, streetscape and parking planning.

##### 2. References

List of references, including names and telephone numbers of persons, preferably current or past clients, who can be contacted regarding your experience in the areas listed above.

##### 3. Scope of Services

Utilizing the Scope of Services included as Attachment "C," outline your general approach to the study, proposed sources or methods of data collection, and conclusions as to how the study results would be applied to plan preparation and implementation.

4. References and Studies Available

A. Economics

- 1. "Targeted Industry Study" - The Fantus Company (10/87)
- 2. "Final EIR Downtown/Richards Boulevard Area Enterprise Zone" - Jones & Stokes Associates, Inc. (5/87)

B. Land Use

- 1. "City of Sacramento - General Plan" (1/88)
- 2. "Evaluation of Land Use Potentials & Development Strategies for the Richards Boulevard area of Sacramento" - Urban Land Institute (3/88)
- 3. "Reconnaissance Report of the Richards Boulevard Area, Sacramento, CA" - Stephen L. Jenkins, Consultant (1/86)

C. Fiscal

- 1. "Projection of Incremental Tax Revenue Proposed Richards Boulevard Project Area" - Katz Hollis (1/89)

D. Circulation and Traffic Studies

- 1. Riverfront Park and Richards Boulevard Connector Draft EIR (10/88)
- 2. Assessment District Formation (City: Bloodgood) (Engineer: Pitallo)
- 3. Measure A, Projects approved for Funding:
  - (1) Interchange & Grade Separation: Route 160 at Richards
  - (2) Street Extensions: 7th & 8th Sts. to Richards Blvd.; Richards Blvd to Business 80 extension; a crossing of American River between S. Natomas and Central Business District (CBD).

E. Program Activities

1. Social Service Master Plan - Public Inebriate Facility

"Report on Relocation of the Public Inebriate Facility" - SHRA

2. Agency staff report to City Council/Agency. (12/88)

3. Entrance to City - 12th Street Schematics - Herb Niiya & Associates/Edgar C. Haag (2/89)

5. Team Participants

List the key staff from your firm who will be assigned to this project. If a joint venture is proposed, identify each firm and its key staff. Include brief resumes of each individual's experience. Name the person who will be project manager and liaison to Agency staff.

6. Affirmative Action Program

If the responding entity involves more than a single individual, describe your firm's affirmative action, equal employment program, and identify your current mix of female and minority employees in relation to your entire work force. Please specify whether the firm is a minority or female owned business as certified by the Agency and/or Cal Trans.

7. Insurance Requirements

Confirmation that insurance policies maintained by the firm(s) and related to the services provided including general liability and errors and omissions insurance, as applicable, meet Agency requirements (Attachment "D").

8. Selection Committee and Criteria

The Selection Committee shall be composed of five persons as follows:

- a. One Agency Commissioner
- b. One member of the Richards Boulevard Trade Association
- c. One representative from a Richards Boulevard social service agency
- d. One Agency staff member
- e. One City staff member

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The Selection Committee shall evaluate proposals based on the following criteria:

- a. Experience and competence in the identified service area(s). Experience will be determined by the quantity of comparable work performed and its quality as determined by satisfaction of clients or employers with performance of the firm or individual. Weight: 40%
- b. Experience with public, quasi-public or private organizations with functions and/or interests similar to the Agency. Experience will be determined by quantity and quality of work performed for clients with interests and needs comparable to those of Agency. Weight: 20%
- c. Qualifications of key personnel. Key individuals' experience in the identified service area(s), and previous clients' or employers' satisfaction with the performance and capability of key individuals will determine qualifications. Weight: 30%
- d. Minority Business Enterprise or Women's Business Enterprise Certification. Weight: 10%

9. Selection Process

Firms interested in responding to this request should submit six (6) copies of their proposal to the Sacramento Housing and Redevelopment Agency, Attn: Agency Clerk, no later than 5:00 p.m. (Pacific Daylight Savings Time), May 12, 1989. Proposals received after 5:00 p.m. will not be considered by the Agency.

The anticipated schedule for selection of a consultant is as follows:

April 12, 1989	Request for Proposals available
May 12, 1989	Proposals due to Agency
May 17, 1989	Mail notices of oral interview
May 25-26, 1989	Oral Interviews
May 31, 1989	Contract Execution

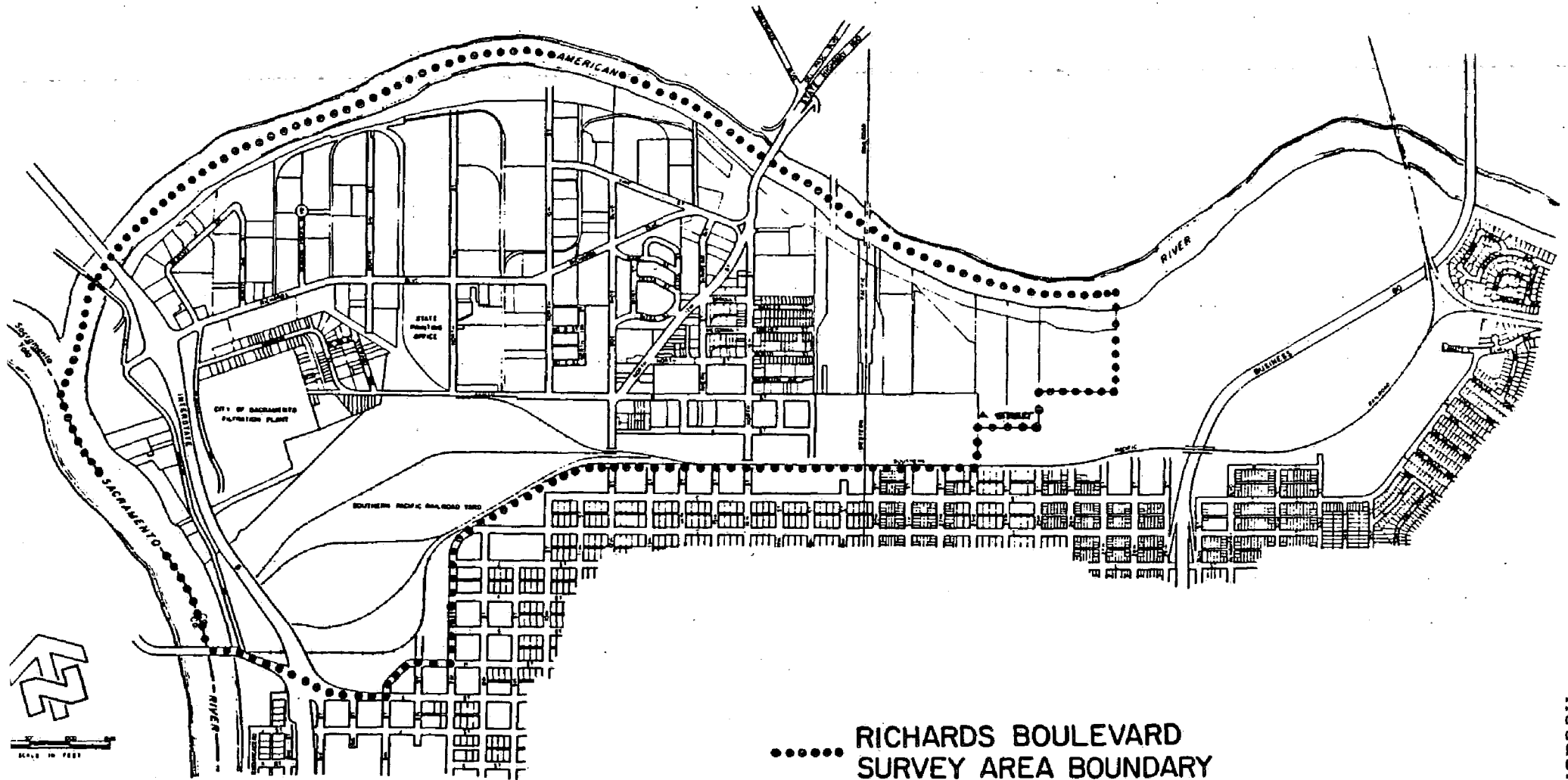
The Agency reserves the right to reject any or all proposals submitted, request clarification of information submitted and/or request additional information of one or more respondents and waive any irregularity in the submission and/or review process.

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Please address all inquiries regarding this Request for Proposal  
(RFP) to Betty Kosman, Program Manager, Telephone: (916) 440-1355

PLEASE NOTE: The format for submission of materials should be  
simple. Elaborate brochures, photographs and  
binders are not required or desired.

0453C

# RICHARDS BOULEVARD SURVEY AREA



..... RICHARDS BOULEVARD  
SURVEY AREA BOUNDARY



## SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY



December 12, 1988

Redevelopment Agency of the  
City of Sacramento  
City Council of the  
City of Sacramento  
Sacramento, CA 95814

Honorable Members in Session:

**SUBJECT: Proposed Designation of Richards Boulevard as a Survey Area for Redevelopment Purposes**

### SUMMARY

This report regards the designation of Richards Boulevard as a Survey Area for redevelopment purposes. In addition, it authorizes the Executive Director to begin the process of analyzing the area for the proposed revitalization and potential redevelopment of the Richards Boulevard area.

Redevelopment staff recommends adoption of the attached resolutions which designate the survey area for redevelopment purposes and authorize the Executive Director to initiate the redevelopment process.

### BACKGROUND

In 1987, the City Economic Development Department retained the Fantus Company to conduct a study to determine appropriate industries the City should strive to recruit, and the location of these areas. Additionally, the study recommended means to make those industrial areas suitable for development.

The Richards Boulevard area was one of five locations studied by the Fantus Company for industrial development. The boundaries of the area are roughly: the American River on the north, the Southern Pacific railyard and tracks on the south, 30th Street on the east and the Sacramento River on the west (See attachments "A" and "B"). Though the Richards Boulevard area is located advantageously close to the Downtown, its development has been impeded by a number of serious problems, which include inadequate and outdated infrastructure, poor land use and traffic circulation, excessive impact from transient individuals, and general deterioration and blight.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Governing Bodies  
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Subsequently, in March of 1988, the Urban Land Institute (ULI) was commissioned by Lodi Mission Partners to study development potential for its 50 acre parcel in the Richards Boulevard area. This report, in fact, surveyed over 440 acres and enumerated both private and public benefits. In its conclusions, ULI indicated that the Richards Boulevard area is a prime candidate for redevelopment and recommended that the City support a Redevelopment designation in order to ensure that the area achieves its full potential.

Due to the blighted conditions, problematical configuration of parcels and insufficient infrastructure extant in the area, the Agency staff concurs that the Richards Boulevard area would be better served if established as a redevelopment project area. The tax increment funds generated through the establishment of a project area, would provide the financial mechanism to create the viable light-industrial area. If this action, which is the initial step, is approved, staff will return within sixty days with a Preliminary Plan and request authorization to proceed with the Plan Adoption Process (see Exhibit "C").

This plan adoption process is being coordinated with the Commission, County Board of Supervisors and City Council's recent conceptual approval of the relocation of the Detox Center from the Miller Park location to a site to be determined in the Richards Boulevard area. Proposed activities, specifically, the consolidation of social service facilities, are narrated below under item 3. The use of tax increment funds to achieve the defined goals are anticipated to benefit all concerned.

Additional amenities that the Agency considers important for the area could be briefly outlined below:

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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## PROPOSED ACTIVITIES, RICHARDS BOULEVARD SURVEY AREA

### 1. Improvement of Infrastructure

The most serious infrastructure problem in the Richards Boulevard area is the poor traffic circulation system. Richards Boulevard is the single east-west arterial connecting Interstate 5 to State Highway 160. The condition of the two-lane roadway is poor due to heavy truck traffic. Substantial congestion occurs at the I-5 interchange and the State Highway 160 intersection. The City Engineering Division, in conjunction with CAL TRANS, is currently underway with improvements from No. 3rd Street to I-5. Work is anticipated to take 130 days and includes installing a light at No. 3rd. The City of Sacramento is also in the process of preparing an environmental impact report for the eastern extension of Richards Boulevard to Business-80, however, funding for the project has not yet been budgeted in the City's capital improvements program.

Tax increment revenue could assist the expansion project as well as provide funds to improve circulation patterns on the branches leading to and from Richards Boulevard. Also desirable would be the northern extension of the riverfront parkway along the Sacramento River, improved access to Discovery Park, roadway access along the American River and surface parking for recreational users.

Another serious infrastructure problem is the lack of an adequate water drainage system. The existing system carries both sewage and storm drainage. During heavy rains, water tends to back up and form ponds. A combination of tax increment funds, assessments and development fees could be used to improve the inadequate system.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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## 2. Improvement of Land Use

The Richards Boulevard area is zoned predominantly M-2, Heavy Industrial land use, and is occupied by a patchwork of warehouse, distributing and food processing centers, many of which inhabit older structures in various conditions of repair. Several new business parks have been developed at the north end of the area. Approximately 1.4 million square feet, or 23% of all building space is estimated to be vacant. In addition, 94 acres out of a total of 824 are estimated to be unimproved. Most vacant parcels, however, consist of five acres or less. Thus, there are virtually no opportunities for mid-sized or larger users seeking development sites.

The redevelopment process could be employed to assemble and prepare vacant and/or underutilized parcels for intensified development. Like uses would be placed together and vacant infill sites incorporated into surrounding parcels. Junk yard usage would be eliminated. Vacant structures would be prepared for renovation or razed to allow appropriate, but higher density development. Streetscape improvements would be required of developers of Agency-assembled sites in order to contribute to the implementation of a streetscape program.

The largest parcel in the Richards Boulevard area is the Southern Pacific railyard. Use of most of the yard is in the process of being discontinued and maintenance activities are scheduled to relocate to the waterfront area south of Old Sacramento. The historic Southern Pacific depot at 3rd and I Streets should be redeveloped for hotel, office or other use. Given the immense size of the railyard, many possibilities for development, including business park, hotel, recreational, and mixed-use, including housing, exist. A feasibility study should be conducted to determine the highest and best use of the parcel. Tax increment funding could be used to assist the development of the parcel by Southern Pacific, including toxic cleanup or to prepare the site for development by another entity.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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### 3. Consolidate Social Service Facilities

Six social service facilities oriented toward serving the very poor, homeless and transient population, are located within the Richards Boulevard area. Two facilities, Loaves and Fishes, and the Salvation Army Emergency Shelter, are located on North 12th Street, which is the State Highway 160 entrance to the downtown. Three facilities, Transitional Living and Community Support (TLCS), the Union Gospel Mission, and the Bannon Street shelter facility, run by the Volunteers of America, are located on Bannon Street. Maryhouse, a privately run family shelter, is located on North C Street behind Loaves and Fishes. There is considerable pedestrian traffic between these centers, from other facilities in the Alkali Flat area and from the Downtown. Development of the area will require measures designed to make these facilities more compatible with commercial development.

Tax increment revenue would be used to consolidate the existing social service facilities into a single area distinct from the industrial/business area. The site would be developed by the Agency, and facilities leased to service providers. The goal would be to bring shelter facilities together with nutritional and other social services so that the people served would have little reason to transit other portions of the area. By achieving such a consolidation, the Agency would hope to achieve cost savings and better services for the population served, while containing what many people see as a problem to business development in a single area. Problems on the site could be contained by strict management, a controlled physical site development, and the provision of needed services. Consolidation of facilities would be accompanied by a moratorium on similar facilities elsewhere in the project area and/or the County as a whole.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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## 4. Remove and Replace Substandard Housing

Approximately 1,000 people live permanently in the Richards Boulevard area, primarily in three locations. The first is a 218-unit public housing site east of Dos Rios Street and south of Richards Boulevard. Second is the area containing scattered housing units along Bannon Street, and last is the housing area east of 16th Street. The public housing site is operated and maintained by the Sacramento Housing and Redevelopment Agency. The houses along Bannon Street are adjacent to a junk yard and are clearly substandard. These would be razed and the parcels they occupy consolidated and disposed of for appropriate use. (The occupants, of course, would be entitled to and assisted with relocation benefits.) The houses east of 16th Street are in better condition than those on Bannon Street, though their existence is clearly inappropriate within the surrounding industrial area. Continued housing usage in that area would have to be analyzed in the context of the Redevelopment Plan. The Dos Rios public housing site, because of its considerable size, presents a more difficult problem. Again, the plan would have to address its continued use at the current location vis-a-vis replacement costs and other uses possible on that site.

## 5. Beautification of Entrances to the City

The view, as one proceeds toward the downtown business district on State Highway 160, is extremely unpleasant. Unmaintained land lies to the west, along with dilapidated structures. The Salvation Army, with its clients lingering about, is located on the east, as is an adult book shop. Not until one reaches the Alkali Flat light rail stop is there any sign of care given to the surroundings. The Agency would like to improve this entrance to the City by implementing a streetscape program and improving the quality of development and maintenance along the corridor. Such improvement would help to visually link the Richards Boulevard area to the Downtown by eliminating the perception of decay that characterizes the Richards Boulevard area. The Salvation Army would either be relocated or the streetscape surrounding it would be improved to isolate it from the thoroughfare. Berms, landscaping and beautification efforts would be planned along the entire entrance strip.

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# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

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## FINANCIAL DATA

There are no immediate Redevelopment Agency costs associated with this portion of the Redevelopment Plan process. It is anticipated, however, that some costs associated with fiscal analysis and environmental review will be incurred during the sixteen month time schedule. In anticipation of the Council's approval, Agency staff has requested that \$50,000 be allocated in its 1989 Capital Improvements Budget (Organization 6300, Fund 103, 1987 Tax Allocation Bond Fund) to the proposed Richards Boulevard Project Area. This \$50,000 has been included as part of the 1989 Budget approved by the Commission on December 5, 1988.

## ENVIRONMENTAL REVIEW

Upon approval of the attached resolution designating the survey area, staff will issue the Notice of Preparation of a Draft EIR to all responsible agencies (CEQA Guidelines, Section 15082) and to all affected taxing entities (Health and Safety Code Section 33333.3), and commence preparation of the Environmental Impact Report.

## VOTE AND RECOMMENDATION OF COMMISSION

At its meeting of December 12, 1988, the Sacramento Housing and Redevelopment Commission adopted a motion recommending that you approve the attached resolution. The vote was as follows:

AYES:

NOES:

ABSENT:

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# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Governing Bodies  
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## RECOMMENDATION

Redevelopment staff recommends that 1) the City Council proceed to review establishment of a redevelopment project area by adopting the attached resolution designating Richards Boulevard as a survey area; and 2) the Redevelopment Agency direct the Executive Director to take such actions as are necessary for review of the Richards Boulevard Survey Area as a redevelopment project area.

Respectfully submitted,

*William H. Edgar*

WILLIAM H. EDGAR  
Executive Director

WHE/BK:cmc

TRANSMITTAL TO COUNCIL:

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WALTER J. SLIPE  
City Manager

Contact Person: Thomas V. Lee, 440-1355

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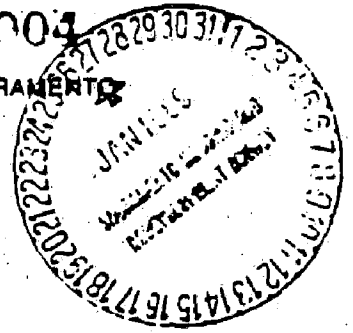
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# RESOLUTION NO. 89-004

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF

January 10, 1989



## PRELIMINARY WORK FOR PROPOSED RICHARDS BOULEVARD PROJECT AREA

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

Section 1: The Executive Director is authorized and directed to take such actions as are necessary for preliminary review of the Richards Boulevard Survey Area as a redevelopment project area.

*James Berman*  
CHAIR

ATTEST:

*William H. Shea*  
SECRETARY

CERTIFIED AS TRUE COPY  
REDEVELOPMENT AGENCY

of *Res 89-004*

*1-23-89*

DATE CERTIFIED

*James Berman*  
Acting Secretary

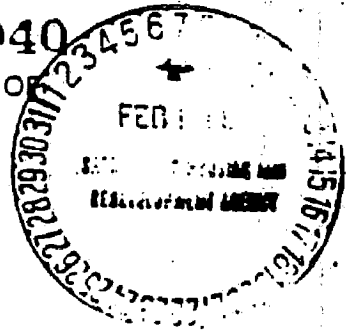
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**RESOLUTION NO. 89-040**

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

January 10, 1989



**DESIGNATION OF RICHARDS BOULEVARD AS A REDEVELOPMENT SURVEY AREA**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACRAMENTO:

Section 1: The area known as Richards Boulevard shown on Exhibit A (Map) attached and specifically described on Exhibit B (Legal Description) attached requires study to determine if a redevelopment project or projects within said area are feasible.

Section 2: Said area is hereby designated a Survey Area for the purposes of carrying out a Redevelopment Project Plan.

**ANNE RUDIN**

**MAYOR**

ATTEST:

**ANNE J. MASON**

**ACTING CITY CLERK**

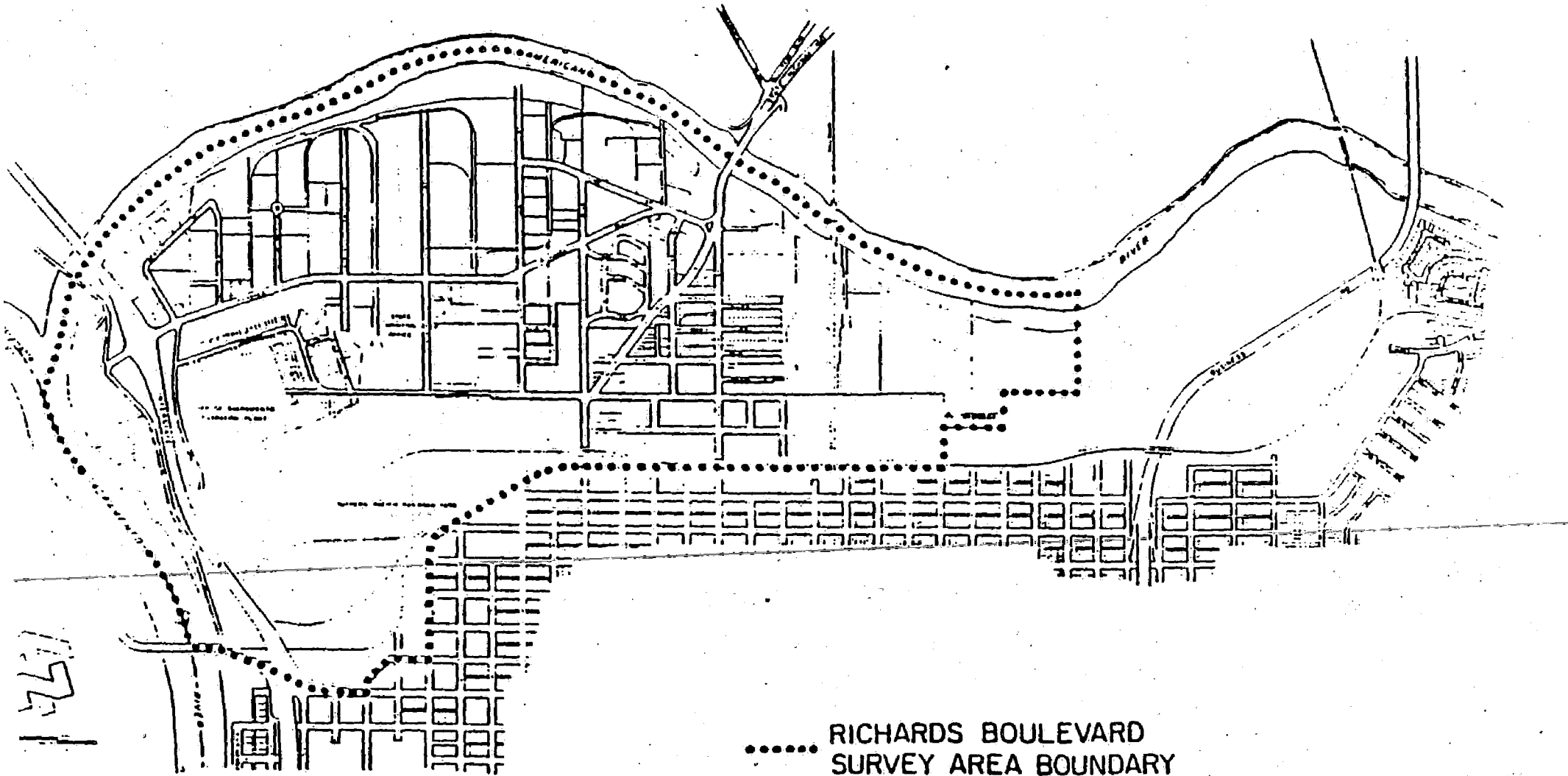
**CERTIFIED AS TRUE COPY  
of Resolution No. 89-040**

**JAN 31 1989**

ACTING CLERK CERTIFIED  
*[Signature]*  
Assistant

1100WPP2(190)

# RICHARDS BOULEVARD SURVEY AREA



.....  
RICHARDS BOULEVARD  
SURVEY AREA BOUNDARY

EXHIBIT "A"

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LEGAL DESCRIPTION OF THE  
BOUNDARIES OF THE  
RICHARDS BOULEVARD SURVEY AREA

All that portion of the City of Sacramento described as follows:

Beginning at the intersection of the centerlines of the Sacramento River and the "I" Street Bridge; thence from said point of beginning southeasterly along said centerline of "I" Street Bridge and the centerline of "I" Street to its intersection with the centerline of 5th Street; thence northeasterly along said centerline of 5th Street to its intersection with the centerline of "H" Street; thence southeasterly along said centerline of "H" Street to its intersection with the centerline of 7th Street; thence northeasterly along said centerline of 7th Street to its intersection with the southerly boundary of the Southern Pacific Railroad Yard; thence northeasterly along said southerly boundary of the Southern Pacific Railroad Yard to its intersection with the northerly prolongation of the centerline of 11th Street; thence southeasterly along said southerly boundary of the Southern Pacific Railroad right of way to its intersection with the centerline of 23rd Street; thence northeasterly along said centerline of 23rd Street to its intersection with the centerline of "A" Street; thence southeasterly along said centerline of "A" Street to its intersection with the centerline of 25th Street; thence northeasterly along the prolongation of said centerline of 25th Street 447.76 feet; thence southeasterly parallel with said centerline of "A" Street 936.08 feet; thence northerly parallel with said centerline of 25th Street to its intersection with the centerline of the American River; thence meandering westerly along said centerline of the American River to its intersection with said centerline of the Sacramento River; thence meandering southerly along said centerline of the Sacramento River to the point of beginning.

Containing 1,281.5 acres more or less.

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RESOLUTION No. 89-240

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# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

Exhibit "C"

## Major Steps in Redevelopment Plan Adoption Process

### I. Selection of Survey Area

City Council formally designates Richards Boulevard as a Survey Area.

#### A. Determination of Blight

##### Structural

Staff responds to the existence of buildings and structures within the proposed project area which are unfit or unsafe to be occupied.

##### Economic

Staff responds to the existence of properties which suffer from economic dislocation, deterioration or disuse within the proposed project area.

#### B. Determination of Urbanization

Staff determines if area meets test of "urbanization," which means that not less than 80% of the privately-owned property has been or is developed for urban uses.

#### C. Determinations on Housing

Staff responds to project area relocation needs; housing replacement needs and the State requirement to set aside 20% of the tax increment funds for the purpose of increasing and improving the community's supply of low and moderate income housing.

### II. Preparation of Preliminary Plan and Report of the County Fiscal Officer

The preliminary plan is a brief document which outlines the basic concept for redevelopment and demonstrates how the purposes of Community Redevelopment Law will be attained. It also states how the proposed redevelopment conforms to the general plan of the community and generally describes the impact of the project upon the residents of the project area.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

The Redevelopment Agency then notifies all taxing agencies within the project area. Upon receipt, the County fiscal officer and the State Board of Equalization begin preparation of a report identifying the total assessed valuation of taxable property within the project area. The County fiscal officer has 90 days to submit this report.

### III. Establishment of a Project Area Committee

A Project Area Committee (PAC) must be established if the proposed area contains a substantial number of low and moderate income residents who may be displaced by project area activities.

### IV. Preparation of Preliminary Report to Affected Taxing Entities/Fiscal Review

#### A. Preliminary Plan

Upon receipt of the County fiscal officer's report, the Agency is required to prepare a preliminary report which includes:

- a) Reasons for project area selection;
- b) Description of physical, social and economic conditions;
- c) Preliminary assessment of proposed methods of financing the redevelopment of the project area;
- d) Description of specific projects sufficient to permit fiscal review committee to review potential impacts;
- e) Description of how proposed projects will alleviate negative physical, social and economic conditions.

#### B. Fiscal Review Committee

The Redevelopment Agency consults with the committee to identify fiscal effects of the project on taxing agencies, and specify any additional information needed that would eliminate or alleviate a financial burden or detriment.

### V. Preparation of Redevelopment Plan, EIR and Report to Legislative Body

#### A. Redevelopment Plan

The Redevelopment Plan must contain legally required provisions and set forth generally, the proposed redevelopment activities. The Plan, once adopted, performs several functions:

- 1) Land use document;
- 2) Financing authorization;
- 3) Charter of powers.

# SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY

## B. EIR

The project environmental impact report (EIR) will describe the existing environmental conditions in the project area, assess the environmental impacts of the redevelopment plan and recommend mitigating measures. It is an important factual document in project justification.

## C. Report to Legislative Body

At the time a redevelopment plan is submitted to the legislative body for consideration, it must be accompanied by a report which compiles specifically required analysis and evidence for the legislative body to consider in determining whether or not to adopt, and making its findings with respect to, the redevelopment project.

## VI. Public Hearing

A joint public hearing is held between the legislative body and the Redevelopment Agency. This public hearing is for the purpose of compiling all the evidence and testimony for the administrative record. This action concludes the formal adoption process.

## VII. Plan Adoption

Following the close of the hearing, the legislative body introduces the Ordinance adopting the Redevelopment Plan for an initial reading. At its next regular meeting, the legislative body has a second reading of the Ordinance. Formal redevelopment activities in the Project Area should not occur until sixty days after the second reading and adoption of the Ordinance.

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## SCOPE OF SERVICES

A. Land Use

1. What should be the various economic functions of the area: industrial, service commercial, office, hotel and tourist, residential, retail, etc.? Please prepare economic analyses which address the following specific questions:
  - a. What is the potential for capture of undersupplied demand by the Project Area?
  - b. Which commercial areas are complementary and which are competitive?
  - c. Are some commercial sectors oversupplied or undersupplied?
  - d. What kind of uses and mix should occupy the present Southern Pacific Railroad depot and surrounds?
  - e. Given tentative activities proposed for this project area, what is the potential impact of land use and mix decisions on the adjacent Alkali Flat and Central City areas?
  - f. Do irregularly shaped parcels and multiple property ownerships adversely affect the potential for parcel assembly and major development?
3. What are the linkages to the South Natomas area in terms of land use and infrastructure?
4. What role do Discovery Park and the American River Parkway play?
5. Should the existing housing in the area be eliminated, maintained or expanded?
  - a. If housing should be demolished, which areas are priorities and how should relocation requirements be accomplished?
  - b. If more housing should be provided, what type should it be and where?

- 6
- c. Recognizing the existence of a public housing project (Dos Rios) in the project area, what are the long range options related to phase out of residential uses and highest and best use of the site?
  - d. How should the state-mandated 20% Housing Set-Aside program be applied?

**B. Social Services**

1. Consider the present Draft Social Services Master Plan which calls for a detoxification center to be located on "A" Street between N. 12th and N. 16th Streets. How will this impact the Richards Boulevard redevelopment area in sociological, physical and financial terms? What will be the impact on the adjacent Alkali Flat project area and the Downtown project area? Is there an alternate site available? What are the comparative impacts on the Richards Boulevard redevelopment area?
2. Considering the need for consolidation of the social service agencies, what are the economic and physical constraints?

**C. Infrastructure**

1. What infrastructural improvements need to be made to accommodate the land uses determined to be appropriate?
  - a. Determine the current traffic and circulation level of service (LOS). What is the potential for alleviating current downtown circulation problems and traffic congestion? What is the relationship of vehicle traffic, pedestrian circulation and parking to the light rail transit system, both existing and proposed? How will traffic and circulation patterns be affected by the following projects to be undertaken with Measure A funding:
    1. Route 160 at Richards - improved interchange and grade separation
    2. 7th and 8th Street extension to Richards and Richards to Business 80 extension.
    3. American River crossing between South Natomas and CBD

- 6
- b. How significant are gradation problems?
  - c. Should utility lines be moved underground?
  - d. The water drainage system is inadequate during heavy rains when it carries both sewage and runoff drainage systems. What improvements are recommended?
  - e. Should public access to Discovery Park and the American River Parkway be improved? If so, what are the options for development?
  - f. What will the impact of infrastructure improvements be on the Richards Boulevard Assessment District? On the Richards Boulevard connector to Interstate 80?
2. What should the urban design considerations be, i.e., architectural and streetscape? How should they differ from the CBD's Urban Design Guidelines? Should North 12th Street, which is also State Highway 160, be given extra special consideration as an entrance to the City? How?

D. Strategy

1. Given the above analysis, prepare an implementation strategy which prioritizes activities and proposes a realistic time schedule for implementation. Consider the following in preparation of the strategy:
  - a. What projects would be most effective in spurring economic development?
  - b. What alternative strategies are available?
  - c. What assistance can be provided by the tax increment financing for identified activities and improvements? In prioritizing improvements, please review carefully the amount of funding available based upon projected tax increment flow.
  - d. What other sources of funding are available? (Mello-Roos Districts, Federal Repayment District, City CIP funds, Measure A funds, assessment bonds, etc.)

- e. What factors constraining economic growth can be mitigated by City or Agency actions, i.e. regulatory requirements?
- f. Would the use of eminent domain powers on the part of the Agency prove an effective means of parcel assembly?
- g. What additional improvements, based upon funding projections, should be recommended other than those proposed elsewhere in this report?
- h. Based upon all information available and analyzed, should the Redevelopment Area boundaries be as depicted on Attachment "A" of this RFP? If not, what changes in the boundaries are proposed and why?

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PART III - LIABILITY INSURANCE REQUIREMENTS1. TYPE AND COVERAGE

At all times during the life of this Contract, Contractor/Consultant shall obtain and maintain, and shall cause each and every subcontractor doing the work of this Contract to obtain and maintain, the following types and amounts of insurance:

1.1 COMPREHENSIVE GENERAL LIABILITY

A policy of comprehensive general liability which shall include, without limitation, coverage for contractual liability, public liability and property damage written for not less than One Million Dollars (\$1,000,000) single limit liability.

1.2 AUTOMOBILE LIABILITY

If motor vehicles are used in performing services in connection with this contract, a policy of automobile liability insurance written for not less than Three Hundred Thousand (\$300,000) single limit liability.

1.3 WORKER'S COMPENSATION

A worker's compensation policy which covers all employees of Contractor/Consultant and each and every subcontractor and which is written in accordance with California law.

2. ADDITIONAL REQUIREMENTS

2.1 Said insurance shall be purchased from a company or companies licensed to do business in California and having a rating of at least A-XV. If possible, the insurance policies shall be carried with the same insurance company.

2.2 All of the insurance policies, except the worker's compensation policy, shall name the Agency, its consultants and employees, as named insureds. If the Agency gives prior written consent, the said parties may be named as additional insureds on said insurance policies. Agency shall have the right to arbitrarily withhold such consent. The Contractor/Consultant shall obtain from the Agency the list of names to appear on the insurance policies.

2.3 Prior to commencement of the work of the contract, Contractor/Consultant shall file with the Agency Certificates of Insurance acceptable to the Agency. Such certificates shall each contain a provision stating that coverages afforded under the policies shall not be cancelled until at least thirty (30) days prior written notice has been given to the Agency.

2.4 Failure to maintain the required insurance shall be deemed a material breach of the Contract. Agency shall, nevertheless, have the right, without obligation, to pay any delinquent insurance premiums and any other charges to reinstate or maintain the required insurance policies and coverage. If the Agency does incur such costs, Agency shall have the right to withhold such amount from any payment due to Contractor/Consultant under the Contract and to reduce by such amount the compensation payable to Contractor/Consultant under the Contract.

(revised 8-4-87)

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