



**SACRAMENTO
HOUSING AND REDEVELOPMENT
AGENCY**



5.3

June 2, 1992

Redevelopment Agency of the
City of Sacramento
Sacramento, California

Honorable Members in Session:

SUBJECT: 12TH STREET BEAUTIFICATION PROJECT

LOCATION AND COUNCIL DISTRICT

Alkali Flat Project Area, District 1

SUMMARY

This staff report requests the following action: 1) approval of the final development plans for the 12th Street Beautification Project; 2) authorization to bid and award contracts to implement the Beautification Project; and 3) authorization to amend the Agency budget to increase the 12th Street Beautification Project budget from \$100,000 to \$166,000.



VOTE AND RECOMMENDATION OF THE COMMISSION

At its meeting of May 20, 1992, the Sacramento Housing and Redevelopment Commission adopted a motion recommending approval of the attached resolution. The votes were as follows:

AYES: Cespedes, Inglis, Williams, Wooley, Yew, Simon

NOES: None

NOT PRESENT TO VOTE: Amundson

ABSENT: Diepenbrock, Moose, Simpson

VOTE AND RECOMMENDATION OF THE ALKALI FLAT PROJECT AREA COMMITTEE

At its meeting of December 18, 1991, the Alkali Flat Project Area Committee (PAC) adopted a motion recommending approval of the final development plans for the 12th Street Beautification Project. The votes were as follows:

AYES: Demetrio Bautista, Marta Bustamante, Catherine Camacho, Robert Campbell, Hortencia Colmenarez, Linda Dankman, Mark Giannini, Ignacio Luna, Cynthia Scott, Abdelaziz Shehadeh, Cathleen Williams.

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NOES: None

ABSENT: Debra Glauz, Michael Henry, Jackie Porter

At a special meeting of May 13, 1992, the Alkali Flat Project Area Committee (PAC) adopted a motion recommending approval of the final working documents and the amended budget for the 12th Street Beautification Project. The votes were as follows:

AYES: Demetrio Bautista, Marta Bustamante, Hortencia Colmenarez, Mark Giannini, Debra Glauz, Ignacio Luna, Jackie Porter, Cynthia Scott, Abdelaziz Shehadeh

NOES: None

ABSENT: Catherine Camacho, Michael Henry, Cathleen Williams

STAFF RECOMMENDATION

Staff recommends adoption of the attached resolution which approves the final development plans for the 12th Street Beautification Project, authorizes the Executive Director to bid and award contracts to implement the 12th Street Beautification Project, authorizes a budget transfer of \$66,000 from the Alkali Flat developer's assistance fund to the 12th Street Beautification Project. Staff anticipates after five years any associated replacement cost will be assumed by the 12th Street property owners through the Maintenance Benefit Area funds.

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BACKGROUND

The Alkali Flat Five-Year Revitalization Strategy recommends a beautification project for the five-block area between C and G streets along 12th Street in the Alkali Flat Redevelopment Project Area (Attachment I). This project involves landscaping, a banner and bollard program, construction of gateway obelisks and street treatments.

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To begin the project, staff first assembled a 12th Street Task Force (Task Force) with representatives from the following: various city departments including Parks and Community Services, Planning and Development, and Public Works; Regional Transit; the State of California Department of Transportation ; and staff from Council District 1.

At its initial meeting on May 1, 1991, the Task Force toured the street and discussed the area's overall appearance. Staff then solicited bids from three local landscape architectural firms: Earth Art; Haag Landscape Architecture; and the HLA Group. A selection committee comprised of Task Force members and staff was formed to review the proposals. The selection committee chose the HLA Group to design and prepare the beautification plan.

On September 17, 1991, the Task Force approved the HLA Group's final development plans and the cost estimate. The Alkali Flat PAC recommended approval of the final plans at its meeting of December 18, 1991. Since December, the HLA Group has been preparing working drawings. The Task Force has reviewed these drawings and all recommended changes have been incorporated.

PROPOSED PROGRAM

The goal of the 12th Street Beautification Project is to establish a visual identity for the commercial district through the use of vibrant colors, street treatments and plantings. The project's development plan emphasizes concentrated improvements at three designated focal points: 12th and C streets; the Regional Transit Light Rail Station between D and E streets; and at 12th and H streets. The positive impact to these areas will influence and unify the remainder of the corridor. Details of the proposed project can be found in Attachment II.

Project Elements

Obelisks

The Project begins with the placement of a gateway obelisk (Attachment III) on the southeastern corner of 12th and C streets, the entryway to the Alkali Flat area. The corresponding exit obelisk will be placed at 12th and H streets on the northwestern corner. The monuments will be adorned with handmade mosaic tiles as designed and fabricated by Enrique Ortiz Villegas. Mr. Villegas was selected as the Project artist by the Alkali Flat PAC and Agency staff because of his excellent work on the Alklai Flat La Valentina Light Rail Station. Mr. Villegas' design uses bright coloration with geometric and floral patterns to promote a festive atmosphere to identify the area's cultural heritage and to delineate the boundaries of the commercial district.

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Each obelisk would be illuminated with a metal halide light. The lights would be on a timer so as to shine on the monument at night and to provide an additional security element for the obelisks.

Banners and Poles

The development plan recommends a dynamic banner procession to unify the street corridor and define the Alkali Flat neighborhood. A total of 34 banners will be installed along 12th Street. The main banner clusters are around the gateway obelisks and between D and E streets on both the east and west sides of 12th Street.

To further enhance the visual landscape along 12th Street, the banners will be mounted on 18 feet high, four inches in diameter, steel flagpoles. The poles will be painted with a solid color polyester/polyurethane finish using, as with the banners, a six-color theme.

Intersection Treatments

At the intersection of 12th and C and 12th and H streets, bollards of colored, sculptured concrete (Attachment IV) will be set within the sidewalk area. The bollards are placed at the entrance and at the exit to the area to act as a visual restraint to encourage passers-by to slow down to notice their surroundings and serve to further link the entire commercial area. A total of 18 bollards will be used in the project. They will be constructed in a "break-away" fashion thereby limiting the damage if hit by a vehicle.

In addition to the bollards, all four corners of the sidewalks at the intersection of 12th and C streets will have new interlocking pavers which will further identify the entrance to the neighborhood. The new pavers will be installed in a herringbone pattern and will match the existing pavers.

The development plan recommends that one existing driveway be removed near the northeastern corner of 12th and F streets. The concrete driveway will be replaced with interlocking pavers and a new curb and gutter will be constructed where necessary. Staff is currently negotiating with the private owner to obtain permission to abandon this driveway.

In addition to the contractual work outlined above, temporary improvements will be made to the Agency-owned vacant lot on the east side of 12th Street between D and E streets. The site will be sealed and striped for use as a temporary parking lot until economic conditions improve and developer proposals can be solicited. In addition, a top sealant will be placed on the Agency-owned lot on the east side of 12th Street between C and D streets.

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These improvements will be made with a separate individual project agreement with the City and are not included as part of the project cost estimates.

Plantings

The beautification plan suggests trees and shrubs which are appropriate for use in highly trafficked areas. The proposed plants to be used will not be friendly to touch. They will be hardy, drought resistant and provide seasonal color. The plantings will be placed along 12th Street in all existing planter boxes and tree wells.

A total of 10 new trees will be added along 12th Street. The trees will be of sufficient height and breadth so as to discourage breakage and leaf removal. Decomposed granite and shredded bark mulch will be used as fill around all the trees.

Shrubbery will constitute the majority of the plantings in the project area. Five hundred and thirty-six new five-gallon shrubs will be placed at a variety of spots along 12th Street, but again with the heaviest concentration at the three focal points.

Most of the existing irrigation system will be replaced or repaired and a new system will be installed to accommodate the new plantings. The beautification plans suggest a durable, low-maintenance, water-efficient type of irrigation system throughout the project.

PROJECT UPKEEP

On April 3, 1991, the Sacramento City Council approved the formation of a Maintenance Benefit Area (MBA) along 12th Street from C Street to the alley between I and J streets. Services provided, under private contract, include the maintenance of trees, shrubs and planter beds. This maintenance includes pruning, insect and disease control, weeding, watering, fertilizing, litter pickup and sidewalk and gutter cleaning. The property owners are assessed \$2 per linear foot of frontage along 12th Street. The MBA currently generates \$8320 per year.

A replacement fund for the banners, bollards and obelisks is recommended to be established at \$10,000. Staff recommends using Alkali Flat developer's assistance as the source of funds to pay for this replacement cost for the first five years. During this five-year period, staff anticipates increased private ownership of parcels along 12th Street thereby increasing the amount of linear footage for the MBA. This increased assessment will pay for the basic replacement costs associated with the banners, bollards, and obelisks. After five years, regardless of business development along 12th Street, the replacement costs will be absorbed by the MBA.

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PROPOSED IMPLEMENTATION PLAN

The Agency will bid, award and monitor the implementation phase of this project utilizing normal Agency procedures. The Executive Director will award the following contracts to implement the Plan: landscaping, including but not limited to, irrigation, pavers, concrete work, plants and plantings; lights; and banners, bollards, and obelisks. The project will be completed 60 days after the contracts are awarded and a notice to proceed is given.

FINANCIAL CONSIDERATIONS

In accordance with the Alkali Flat Revitalization Strategy adopted April 9, 1991, the Agency budget currently allocates \$100,000 towards the 12th Street Beautification Project.

This report is recommending the following actions:

1. Allocating an additional \$66,000 to the project. This amount is necessary because the original project budget did not include costs for the obelisks. This cost is now estimated at \$30,000. Additionally, \$26,000 is necessary because of refined project cost estimates and \$10,000 will be set aside as a replacement fund. Additional funding for this project will be derived through a transfer from the Alkali Flat Developer's Assistance Fund to the 12th Street Beautification Project. The transfer of these developer's assistance funds does not affect any existing projects.

The impact of this reallocation is as follows:

Existing Budget for Developer's Assistance	\$292,464
Proposed Additional Allocation: \$66,000	< 66,000 >
Balance Remaining	\$226,464
Existing Budget for the 12th Street Beautification Project	\$100,000
Budget Transfer	\$66,000
New Balance	\$166,000

The project budget is included herein as Attachment V. The budget includes a 10% construction contingency and all consultant contract costs. The attached resolution will authorize the transfer of the \$66,000 in additional funding and the amending of the Agency budget as required to accomplish this action.

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POLICY CONSIDERATIONS

The actions in this report are consistent with the Alkali Flat Redevelopment Plan and the 1991 Alkali Flat Revitalization Strategy and no new policy changes are being recommended.

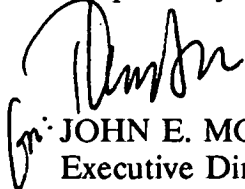
ENVIRONMENTAL REVIEW

The proposed action is in furtherance of the Alkali Flat Revitalization Strategy and was deemed approved at the time of adoption. Per CEQA Guidelines Sections 15180, 15162 and 15163, no further environmental documentation is required. NEPA does not apply.

M/WBE

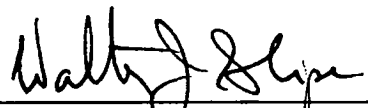
M/WBE contractors will be solicited to respond as contractors for the project to the Agency's public sealed bid process through advertisements in The Sacramento Union, The Observer, El Hispano, Nichi Bei Times, and notices at the Builders Trade Council. All general building contractors on SHRA's Certified M/WBE List will be sent invitations and will be encouraged to submit bid proposals. The M/WBE Coordinator will attend all pre-bid meetings.

Respectfully submitted by,


JOHN E. MOLLOY
Executive Director

For Council Meeting of: June 4, 1992

Transmittal approved by,


WALTER J. SLIPE
City Manager

Contact Person: Leslie Fritzsche, Program Manager, 440-1315

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RESOLUTION NO. 92-040

ADOPTED BY THE REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO

ON DATE OF _____

APPROVAL OF THE ALKALI FLAT 12TH STREET BEAUTIFICATION PLAN, AUTHORIZATION OF CONTRACT OR CONTRACTS, ALLOCATION OF AGENCY FUNDS AND AMENDMENT OF THE AGENCY BUDGET

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

Section 1: The final development plans for the Alkali Flat 12th Street
Beautification Plan ("Plan") are hereby approved.

Section 2: The Executive Director is authorized and directed to solicit bids
for, award, amend and monitor the contract or contracts to implement the Plan. The
contract or contracts shall be in a total amount not to exceed \$166,000 and shall be for the
following items and services: landscaping, including but not limited to, irrigation, pavers,
concrete work, plants and planting; lights and installation; banners; bollards and installation;
and obelisks and installation.

Section 3: The Executive Director is authorized to transfer \$66,000 from the
Alkali Flat Developers Assistance fund to the Alkali Flat 12th Street Beautification Plan
fund. This amount includes an allocation of \$10,000 as a replacement fund for the banners,
bollards, and obelisks.

Section 4: The Agency budget is hereby amended to reflect the changes stated
herein.

ATTEST:

SECRETARY

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CHAIR

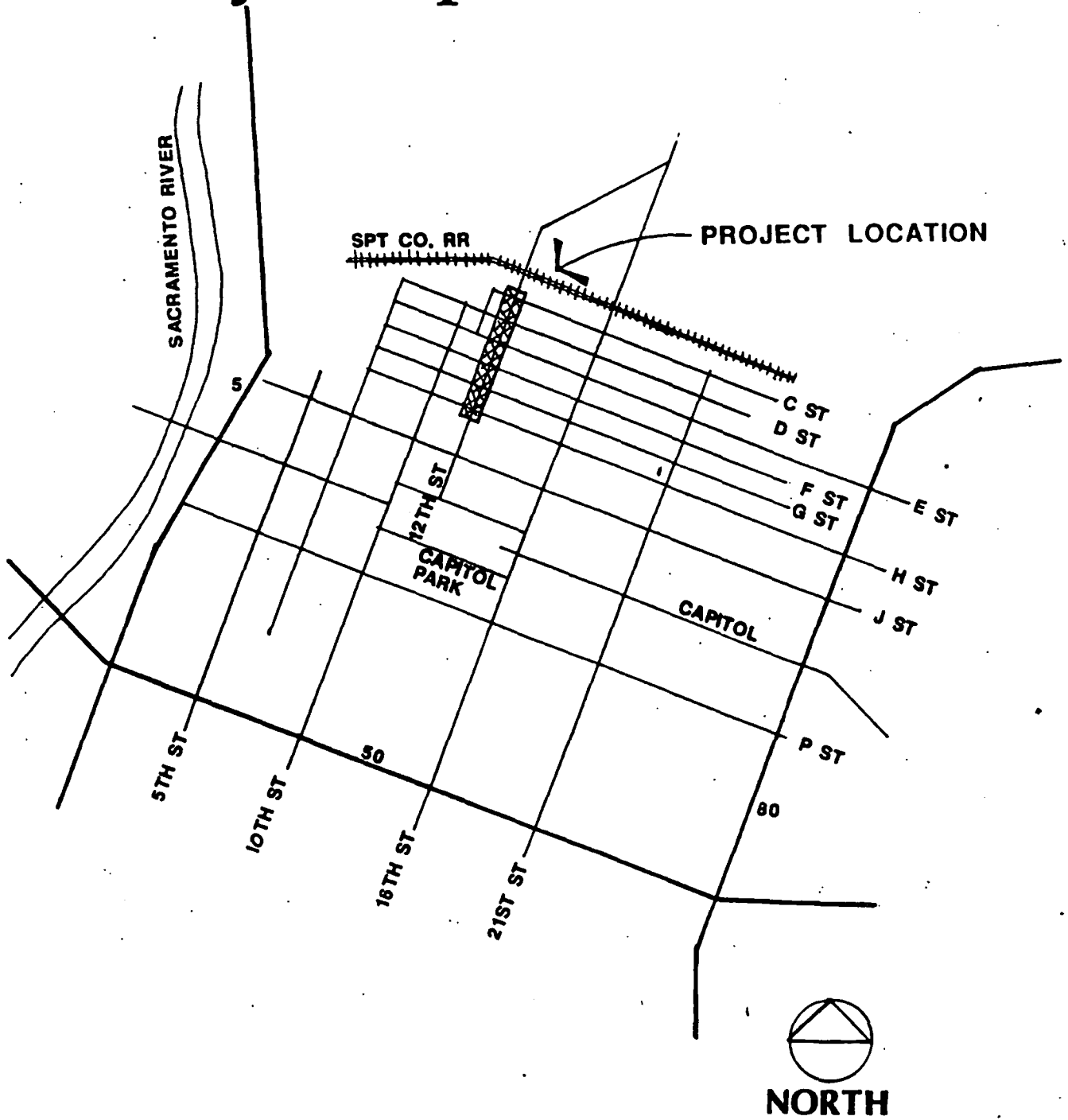


FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

Vicinity Map:



PROGRAM DETAILS

Obelisks:

The obelisks will have a four-foot wide concrete base with an aluminum upper structure reaching a height of 12 feet at the point (Attachment III).

The lights will be mounted in a one-foot square concrete box, flush mounted to the ground with a grill over the top and an additional safety shield below the grill.

Banners and Poles:

The banner fabric is an acrylic marine canvas which is known for retaining its color and strength regardless to exposure to wind, sunlight and rain.

The two feet wide by eight feet tall banners will be a single color with a six-color theme from which to choose. They will have sewn sleeves at the top and bottom for attachment to the welded side arms of the flagpoles. The banners should last 18 to 24 months of constant use.

Intersection Treatments:

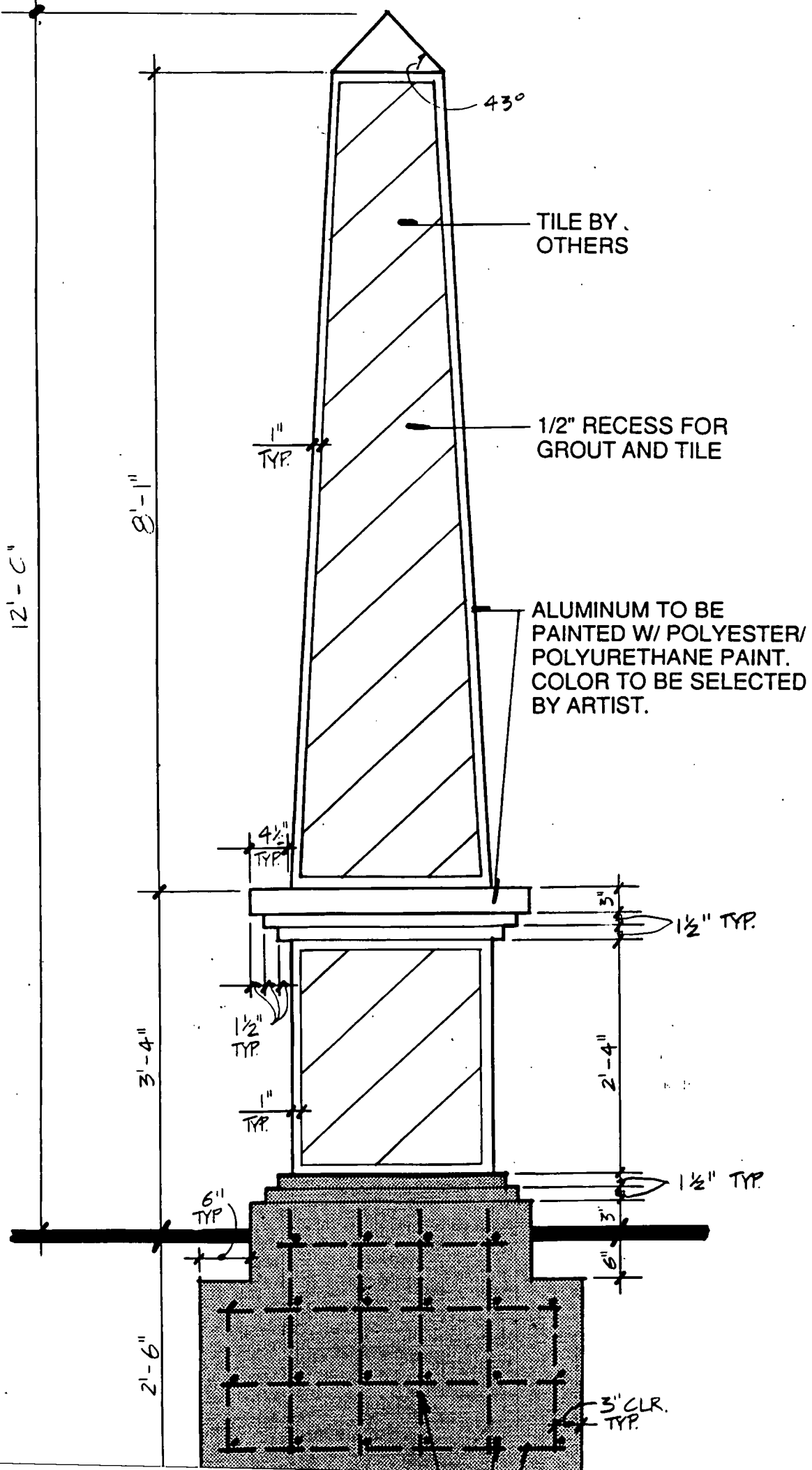
The 18 bollards are manufactured of colored concrete three feet high and 18 inches wide with a vertical band running the height of the bollard and a horizontal banding roughly three-fourths of the way up (Attachment IV).

Under an individual project agreement with the City, the Agency-owned sites on the east side of 12th Street between C and E streets will be leveled, sealed and striped for use as a temporary parking lot until economic conditions improve and developer proposals can be solicited. Minimum lighting and wheel stops will also be installed. A redwood header will be placed 10 feet behind the sidewalk separating the parking lot from the planting area. A 10 foot border of shrubbery will be planted between the redwood header and the sidewalk.

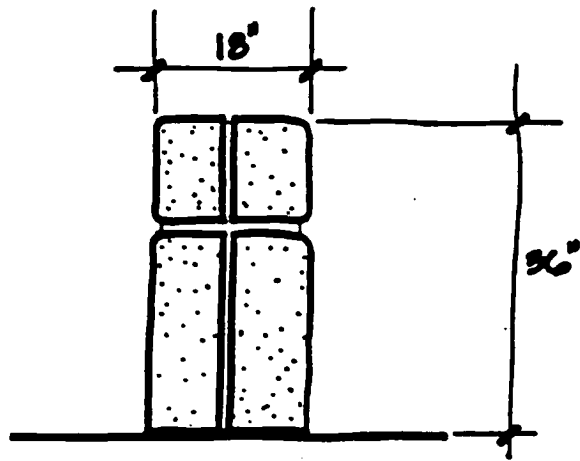
Plantings

A total of 10 new trees will be added. The new trees will be either Chinese Pistache or Sweet Hakea. Four different types of shrubbery will be used: Barberry, Flowering Quince, Dwarf Firethorn, and Dwarf Rosemary.

OBELISK



BOLLARD



**12TH STREET BEAUTIFICATION PROJECT
BUDGET**

		TOTAL
Obelisks:		
Artist Contract:	\$ 3,500	
HLA Contract:	812	
Obelisk Construction:	20,240	
Lights:	5,200	
SUBTOTAL	29,752	\$ 29,752
Banners and Bollards:		
Banners/Poles: 34 @ \$575	19,550	
Bollards: 18 @ \$535	9,630	
SUBTOTAL	29,180	\$ 29,180
Landscaping and Irrigation System:	86,445	86,445
Consultant Contract:		
The HLA Group	9,623	9,623
Replacement Fund	10,000	10,000
 TOTAL PROJECT COST		 <u>\$166,000</u>