

**65th STREET
REDEVELOPMENT ADVISORY COMMITTEE
Minutes**



CALL TO ORDER

The meeting was called to order at 6:09 p.m. by Chairperson J.D. Stack.

ROLL CALL

RAC Members Present: Matthew Altier, Mel Billingsley, Chandra Clady, Steven R. Jones, Gary Little, Betty Lopez, Marcia Maleske, Maggie O’Mara, David O’Toole, Dave Sikich, J.D. Stack, Christopher Wilson

RAC Members Absent: Robbie Abelon, Fred Arnold

Staff Present: Tim Padden, Celia Yniguez

III. INTRODUCTIONS

Redevelopment Advisory Committee (RAC) Members introduced themselves and audience members did likewise.

IV. APPROVAL OF RAC MEETING MINUTES

The minutes of the October 5, 2006 meeting were unanimously approved pending changes and edits as submitted on a motion made by Mr. Little and seconded by Ms. Maleske. RAC Members Stack, Altier, Wilson, and Jones abstained from the vote. .

V. REDEVELOPMENT ITEMS

A. City Council Actions: 65th Street Circulation Study and Redding Avenue Alternative Mode Improvements.

Celia Yniguez from the Sacramento Housing & Redevelopment Agency (SHRA) presented the RAC with an overview in the form of a PowerPoint presentation of the Redding Avenue Alternative Mode Improvements Project and the 65th Street Transit Village Plan Amendment, projects. The Sacramento City Council approved on October 24, 2006 an amendment to the FY 2006-07 Capital Improvement Program (CIP) budget by appropriating \$114,700 in tax increment funds to the 65th Street Circulation Plan Study (Study). The City Council, also on October 24th, 2006, approved a resolution to amend the CIP budget by appropriating \$100,000 of 2005 Tax Exempt Bond fund money

for the Redding Avenue Alternative Mode Improvements Project (Project). On the 65th Street Circulation Study, Ms. Yniguez stated that 65th Street is considered to be the “main street” in regards to the Study. RAC Member Clady asked what part of the 65th Street would be considered as the “main street”. Ms. Yniguez responded by stating the main stretch of the 65th Street would include the Regional Transit bus Transfer Facility to Elvas Avenue. RAC Member Clady emphasized the importance of determining what the “main stretch” of 65th Street would entail. Ms. Yniguez proceeded with the PowerPoint Presentation by showing a visual illustration of the corner of the 65th Street and Folsom Blvd. The illustration showed a futuristic look at what the intersection may look like based on a more urban and mixed-use planning approach. RAC Member Lopez was concerned that the visual illustration may be misleading. Ms. Yniguez stated that the illustrations presented in the PowerPoint presentation are very conceptual. Ms. Yniguez also stated that City Council provided positive feedback on the Redding Avenue Alternative Mode Improvements and the 65th Street Transit Village Plan. Ms. Yniguez mentioned that other areas within the City of Sacramento are interested in what is happening in the 65th Street and Folsom Blvd. areas. RAC Member Billingsley, who is a member of the General Plan Advisory Committee, mentioned how the 65th Street Station Block is being viewed from a city-wide perspective. A lot of other areas within the City are looking at the 65th Street area as an example. Billingsley went on to add that the RAC should focus on the Station Block, and that Target contradicts the vision for the Redevelopment Area.

Property owner and developer Mark Lucas was in the audience. Mr. Lucas stated that he is in negotiations with Regional Transit (RT). Mr. Lucas mentioned that he will also have a nationally renowned architect look at the reconfiguration possibilities of the bus transfer facility. RAC Member Billingsley brought up the point that if there wasn't housing in the station block, there would still be the need to subsidize the project. Zoning allows for commercial, maybe residential could be placed on top of commercial, Billingsley stated. What level of subsidy is the RAC willing to put out, Billingsley asked? Mark Lucas stated even commercial projects will require a subsidy. Commercial projects will bring a greater rate of return to the Redevelopment Area and SHRA. RAC Member O'Mara mentioned that the 65th Street Redevelopment Area, in using the same criteria as other commercial and residential projects, should be evaluated for subsidies the same way downtown subsidies are evaluated (i.e. John Saca's project). Mark Lucas responded by saying that the Saca project is viewed as a catalyst project for downtown Sacramento.

RAC Member Billingsley asked Mr. Lucas the status of the Rasmussen/Friedman projects. Mark Lucas stated that Mark Friedman is not fairing well on the residential side of the development, and believes that Mr. Rasmussen has the ability to fair well. RAC Member Clady discussed the problems at the verge. Student housing has had an impact on the community, and it is important to view student housing in long-term visions. RAC Member Altier wanted the RAC to be aware of the fact that CSUS does not manage nor is associated with the Verge complex. Community member Lori Jones stated that she cannot picture a transit-oriented development, pedestrian-friendly area in the 65th Street Redevelopment Area. The speed limit is too fast in Jones' opinion to allow for a

pedestrian-friendly community. RAC Member Sikich agreed with Jones' opinion, but also believes the Transit Village Plan Amendment will help foster a more pedestrian-friendly environment. Mark Lucas believed that by creating less parking in future development, more people will begin to walk.

B. Project Prioritization Presentation and Discussion

Tim Padden presented to the RAC the "Short-list" of projects that was approved at the April 2006 RAC Meeting for the expected \$ 6 million of City loan proceeds over the next three years. Mr. Padden went on to say that the goal of the exercise was to make sure projects on short list were consistent with the goals and objectives of the redevelopment agency as outlined in the 65th Street Redevelopment Area Implementation Plan.

Mr. Padden provided an overview of the projects listed in the "Short-list".

- Transit Village Circulation Plan - City approved \$115,000 to match Sacramento Area Council of Governments) SACOG Grant to conduct Transit Village Circulation Study.
- Redding Avenue Phase 1 - City approved on \$100,000 of 2006 Tax Exempt bonds as the local match to the \$745,000 SACOG grant. Phase 1 includes right-of way acquisition, design specifications, and construction of bicycle lanes, curbs, gutters, landscape planters, separated sidewalks, railroad crossing improvements, and decorative lighting on Redding between 4th Avenue and Q Street (project would be approximately ½ mile).
- Folsom Sewer Diversion – It will be development driven and funded by the development fee which is in place.
- South 65th Street area infrastructure assessment - It will proceed after the 65th Street Transit Village Plan Amendment is completed.
- The RFQ/ consultant for Regional Sanitation - Much like the Folsom Sewer Diversion, development would drive the release of an RFQ.
- Elvas Ave. (curb, gutter and sidewalk improvements from J Street to St. Francis High School). Timeline for this project needs to be determined. Project would be completed in two phases, first phase being the planning phase, while the second phase would be construction.
- 65th Street & Highway 50 Bicycle/Pedestrian Improvements - The project will wait until the 65th Street Transit Village Plan Amendment is completed. Funding options are under exploration.
- Park/Detention Basin – Appraisals have been ordered for the three Cookson Properties adjacent to the Detention Basin and are expected to be complete by mid-December. Additionally, staff requests Parks Department Staff attend an upcoming RAC Meeting to discuss the process and parameters to design the park. The City of Sacramento cannot draw from I-Bank loan until they get possession of the Detention Basin.
- Commercial Projects - Acquisition of key parcels, construction of public improvements to support private development, and/or development subsidy assistance to the developer. Initial list just included the acquisition of key parcels, but commercial projects have expanded to include construction and subsidy assistance opportunities.

Mr. Padden reviewed the \$6 million budget for the 65th Street Redevelopment Area. Anticipated Tax Increment (TI) for 2007 in the 65th Street Redevelopment Area is approximately \$310,000. Mr. Padden reviewed the three projects that have funds already committed including the tunnel feasibility study at close to \$9,000, the Transit Village Circulation Study at \$115,000, and the Redding Avenue Improvements Phase 1 at \$100,000. The three projects totaled approximately \$223,000. Total existing funds for Low and Moderate Housing (L/M Housing) are \$71,000 in the 65th Street Redevelopment Area. In 2006, approximately \$650,000 of 65th Street L/M Housing funds will be generated in placed into SHRA's aggregate housing fund.

C. Review and Acceptance of "Short-list" of Projects

Mr. Padden explained that Staff is requesting the RAC approve the short list of potential projects which will provide focus for future project funding. It is anticipated that as both public and private projects will develop in the near term, and there will be funding requests. Mr. Padden explained that by approving the short list of projects, the RAC will be saying and agreeing that the projects listed are necessary in order to achieve and maximize the goals and objectives of the Five Year Implementation Plan. The RAC at its March meeting unanimously approved the following four project areas for future projects:

- 1) Drainage, Sewer, & Distribution Projects
- 2) Commercial and Economic Development Projects (which could include assemblage of parcels)
- 3) Transportation & Streetscape Projects
- 4) Parks/Communities Facilities, Recreation and Open Space

By approving the short list, staff and the RAC will have an agreed list of projects that will be consistent with the 5 year Implementation Plan and that will also be consistent with the Motion that was unanimously approved with a motion by RAC Member Billingsley that was seconded by RAC Member Lopez. RAC Member O'Toole abstained from the vote. After the vote was taken, several RAC Members expressed the desire to hear more details about the Sacramento Housing & Redevelopment Agency's affordable housing programs.

D. Redevelopment Area Update

SHRA Redevelopment Planner Tim Padden reported on the following:

University Garage: City Code Enforcement states that 18 cars have been towed from public property adjacent to the garage. The property/garage owner has hired an attorney to litigate with the city attorney on right-of-way issues.

Design Annex: This application by Design Annex (previously reviewed by the RAC) was approved on October 26th by the City Zoning Administrator.

Target Site: No new news on Target from September's Meeting. No application has been submitted to the City. RAC Member Billingsley would like to see Target do something with the hideous painted boards on the side of the building.

Sustainability Plan and Form Based Codes: Tim Padden presented the RAC with information that was requested by RAC Member Christopher Wilson on the City of Sacramento's Sustainability Plan efforts. Mr. Padden mentioned how the Sustainability Plan calls for over nine goals in areas ranging from climate protection to urban design practices. Mr. Padden continued by stating that related to the city's sustainability efforts, is a desire to explore form-based codes in three "pilot areas" within the City of Sacramento. The three "pilot areas" include Alkali Flat, East Sacramento, and Oak Park..

Proposition 90:

Mr. Padden provided a handout on Proposition 90 which simply provided the facts and the issue behind Proposition 90. Mr. Padden clearly stated that SHRA cannot take a position on Proposition 90.

St. Francis High School:

Mr. Padden distributed an article that appeared in the October 12, 2006 edition of the Sacramento Bee. The article stated that Governor Schwarzenegger refused to sign a bill (SB 276) that would have aided the expansion of the east Sacramento Catholic girls school. SB 276 would have allowed the Department of General Services to sell as surplus property, or lease with an option to sell, the California National; Guard armory next to the high school on 58th Street.

Ethics Training:

Mr. Padden reminded those RAC Members who have not completed that Ethics training that is required of all appointed positions to please do so. There was ethics training course on November 14. Ethics training courses are two hours long.

VII. COMMUNICATION FROM RAC MEMBERS AND PUBLIC ON ITEMS NOT ON THE AGENDA

Community member Roxanne Fuentes mentioned on the Design Annex that there were concerns over the seven foot setback at the rear of the building. Currently codes permit a minimum setback of 15 feet. Mr. Padden was going to find out more about this. Community member Charles Schindler mentioned how West Sacramento has a trolley that could be used as an example for the CSUS Tram. RAC Chairperson J.D. Stack mentioned that the Big-O Tire on Folsom Boulevard has a photo of an original trolley car. RAC Member O'Toole discussed bringing to December's RAC Meeting the idea of having a Secretary of the Board position. RAC Member O'Mara, in response to RAC Member Clady's comment of the Verge housing, discussed how it was a shame that the Verge complex has given student housing a bad name in the 65th Street Redevelopment Area. The management of student housing really has a tremendous impact on the success or failure of a project, and the Verge should not ruin the potential opportunities to bring well-managed student housing in to the area.

VIII. ADJOURNMENT

At approximately 7:42 pm, the meeting adjourned upon unanimous vote on a motion by Mr. Billingsley and a second by Ms. Maleske.